



1 Shoot Row, Lower Quarters,
Penzance, Cornwall, TR20 8EJ



Marshall's

ESTATE AGENTS







1 SHOOT ROW, LOWER QUARTERS, PENZANCE, CORNWALL, TR20 8EJ

GUIDE PRICE £375,000 FREEHOLD

A four bedroom detached modern home with gardens and off street parking, offered or sale with no onward chain and situated in popular village location close to all local amenities.

*** FOUR BEDROOMS * FIRST FLOOR BATHROOM * GROUND FLOOR EN SUITE BEDROOM ***

*** OPEN PLAN LOUNGE/DINING ROOM * KITCHEN * SUN ROOM * UTILITY ROOM ***

*** GROUND FLOOR CLOAKROOM * TERRACE GARDENS TO REAR ***

*** OFF STREET PARKING FOR SEVERAL VEHICLES * NO ONWARD CHAIN ***

*** POPULAR VILLAGE LOCATION * EPC = E * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 121 SQUARE METRES ***

A four bedroom detached modern home offered for sale with no onward chain, with off street parking and terrace gardens, situated in the popular village of Ludgvan, close to all the local amenities such as village store in Crowlas, Ludgvan Primary School, Public House in Ludgvan church town. The accommodation, in brief, comprises of open plan lounge/diner, kitchen and large sun room with utility and cloakroom on the ground floor. The garage has been converted to now offer the fourth bedroom, which has an en suite shower room. On the first floor there are three further bedrooms and family shower room. The house is double glazed and oil centrally heated, has off street parking for several vehicles and, to the rear, is a large terrace garden. The property, due it's location and size of accommodation would make a perfect family home.

Half glazed door into:

HALLWAY: Radiator, tiled floor, motion sensor, understairs cupboard housing fuse board and security box. Glazed doors into:

OPEN PLAN LIVING/DINING ROOM: UPVC Double glazed windows to front, radiators, tiled floor, aerial point, phone point, sliding doors into sun room.

LIVING ROOM: 16' 10" x 11' 2" (5.13m x 3.40m)

DINING AREA: 9' 3" x 8' 2" (2.82m x 2.49m)

KITCHEN: 13' 0" x 8' 0" (3.96m x 2.44m) Glass and wooden sliding doors, window looking into sun room, range of base and wall units, space for free standing electric cooker, stainless steel sink and drainer, space and plumbing for dishwasher, Worcester oil combination boiler, thermostat, space for under counter fridge, tiled floor, wood glazed door into:

CONSERVATORY/SUN ROOM: 23' 4" x 10' 7" (7.11m x 3.23m) Wood doors and windows to either side, tiled floor, polycarbonate roof. Door to:

UTILITY ROOM: 8' 11" x 5' 2" (2.72m x 1.57m) Window to rear, plumbing and electrics for washing machine and tumble dryer, cupboard space, door to:

DOWNSTAIRS TOILET: Low level WC, pedestal wash hand basin.

Further door from hallway into:

BEDROOM TWO/EN SUITE: 10' 5" x 8' 2" (3.17m x 2.49m) UPVC double glazed window to front, tiled floor, radiator, built in cupboards, glass glazed door into:

EN SUITE: Double glazed window, main shower with pedestal wash hand basin, low level WC, heated towel rail, tiled wall, extractor fan.

LANDING: Double glazed window to side, loft hatch (partially boarded), radiator, large storage cupboard.

BATHROOM: Double glazed window to rear, white suite comprising double shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, storage cupboards, tiled floor.

BEDROOM ONE: 12' 6" x 10' 2" (3.81m x 3.10m) UPVC double glazed window to front, radiator.

BEDROOM THREE: 10' 10" x 7' 5" (3.30m x 2.26m) UPVC double glazed window, built in wardrobe, built in storage cupboard, radiator.

BEDROOM FOUR: 9' 0" x 10' 5" (2.74m x 3.17m) UPVC double glazed window to rear, radiator, large wardrobe.

OUTSIDE: To the front of the property, there is off road parking for several vehicles, access to the side of the house leads to the rear garden, steps rising to multiple tiers, laid to lawn flower beds with wooden shed, raised concrete patio, variety of established shrubs and plants overlooking the open farmland, oil tank, outside tap.

SERVICES: Mains water, electricity and drainage.

ANGETS NOTE: We understand from Openreach website that Superfast Fibre Broadband might be available to the property. We tested the mobile phone signal for O2 which was limited. The property is constructed of cavity wall under a tiled roof.

DIRECTIONS: From Penzance proceed in an easterly direction along the A30, upon reaching the village of Crowlas take the first left, passing the school on your left hand side, whereby the property can be found on your right as indicated by the agents for sale board.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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