



23 Mayon Green Crescent, Sennen,
Penzance, Cornwall, TR19 7BS









23 MAYON GREEN CRESCENT, SENNEN, PENZANCE, CORNWALL, TR19 7BS

GUIDE PRICE £550,000 FREEHOLD

A detached three bedroom bungalow with large gardens, garage and parking, situated on the outskirts of the popular coastal village of Sennen.

*** THREE DOUBLE BEDROOMS * SHOWER ROOM * SEPARATE CLOAKROOM ***

*** LOUNGE/DINING ROOM * KITCHEN * GARAGE * OFF STREET PARKING ***

*** LARGE GARDEN * SEA VIEWS FROM THE GARDENS ***

*** DEVELOPMENT POTENTIAL * NO ONWARD CHAIN ***

*** EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 96.5 SQUARE METRES ***

A three bedroom detached bungalow with off street parking and garage, situated in a popular residential location on the outskirts of the coastal village of Sennen. The accommodation comprises of the aforementioned three double bedrooms, shower room, separate cloakroom, lounge/dining room, kitchen. The bungalow is set within large gardens to both the front and rear, of which has development potential, subject to necessary enquiries, off street parking for several vehicles and a detached garage. The bungalow is offered for sale with no onward chain, is heated via newly installed night storage heaters and double glazed throughout, a viewing is highly recommended.

Double glazed door with glazed side panel into:

HALLWAY: Night storage heater, built in cupboard, access to the loft, doors to:

LOUNGE/DINING ROOM: 21' 4" x 11' 10" (6.50m x 3.61m) Double glazed window to rear and double glazed patio doors to front, one night storage heater, one electric heater, open fireplace with fire surround, door to:

KITCHEN: 11' 9" x 9' 6" (3.58m x 2.90m) Double glazed window and door to rear, two built in cupboards, one housing hot water tank, base and wall units with worksurfaces over, double electric cooker, hob, stainless sink.

BEDROOM ONE: 13' 0" x 11' 5" (3.96m x 3.48m) Night storage heater, double glazed window to front.

BEDROOM TWO: 10' 7" x 8' 6" (3.23m x 2.59m) Double glazed window to front, electric wall heater.

BEDROOM THREE: 9' 9" x 9' 6" (2.97m x 2.90m) Double glazed window to rear, wall-mounted electric heater.

SHOWER ROOM: Double glazed window to rear, WC, pedestal wash hand basin, shower cubicle, heated towel rail, separate cloakroom.

SEPARATE CLOAKROOM: UPVC double glazed window to rear, WC.

OUTSIDE: To the side of the property there is a driveway with parking for several vehicles, which leads to the:

GARAGE: 17' 7" x 9' 6" (5.36m x 2.90m) Up and over door, workbench to rear.

The bungalow is set within large lawned gardens and a particular feature is the rear garden, which one area is laid to patio, the rest is laid to lawn, with potential for either further development or extension, subject to necessary planning permission.

SERVICES: Mains water, drainage, electricity.

AGENTS NOTE: We understand from the Openreach website that Superfast Fibre Broadband (FTTC) might be available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled roof

DIRECTIONS: From Penzance proceed in a westerly direction along the A30, upon reaching the village of Sennen turn right turn after the primary school onto Cove Road and then first left into Mayon Green Crescent, whereby the property can be found on your right hand side, as indicated by the agents For Sale sign.

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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