



Tregea, Chapel Square, Crowlas,
Cornwall, TR20 8DY







TREGEA, CHAPEL SQUARE, CROWLAS, CORNWALL, TR20 8DY

GUIDE PRICE £360,000 FREEHOLD

This non-estate two bedroom detached bungalow offers spacious accommodation throughout with a good size bathroom, with shower and bath, good size level garden with ample parking, in this popular location within easy access of the A30 to all major towns.

*** KITCHEN * LOUNGE * BATHROOM * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** GOOD SIZE LEVEL GARDEN * AMPLE PARKING * NON-ESTATE LOCATION ***

*** VIEWING HIGHLY RECOMMENDED * EPC = C * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 73 SQUARE METRES**

A two bedroom detached non-estate bungalow in a level location within easy reach of the shop, post office and bus stop. With good size gardens to the front, side and rear, ample parking, double glazing and gas central heating. We strongly recommend an early appointment to view.

Double glazed door to:

PORCH: With double glazed windows to the front and side, plumbing for the washing machine. Door to:

KITCHEN: 12' 10" x 10' 11" (3.91m x 3.33m) With tiled flooring, double glazed windows to the side and front, stainless steel one and a half bowl sink unit with mixer tap and drainer, electric double oven, gas hob, extractor fan, a range of matching base and wall mounted cupboards, complementary tiling, integrated fridge/freezer, integrated dishwasher. Door to the:

MAIN HALLWAY: With double glazed opaque door and panel to the front, access to the loft, cloaks cupboard, airing cupboard housing the wall mounted boiler, radiator.

LOUNGE: 15' 11" x 12' 7" (4.85m x 3.84m) With double glazed windows to the side and rear, pleasant outlook over the garden, radiator, electric fire with hearth and surround.

BEDROOM ONE: 11' 8" x 10' 0" (3.56m x 3.05m) Double glazed window to the front, a range of built in wardrobes, radiator.

BEDROOM TWO: 11' 2" x 10' 7" (3.40m x 3.23m) Double glazed window to the rear with pleasant outlook over the garden, radiator, built in storage.

BATHROOM: 9' 4" x 6' 9" (2.84m x 2.06m) With Jacuzzi style panel bath with hand grips, vanity sink unit with storage under, separate shower cubicle with wall mounted shower, low level WC, heated towel rail, two opaque double glazed windows to the rear, fully tiled walls and flooring.

OUTSIDE: To the front of the property double gates lead to ample parking and turning area with space for caravan/boat, etc. The front garden is laid to lawn with mature plants and shrubs and a low wall surround with established plants and palm tree. To the side and the rear there are useful storage sheds, further garden laid to lawn with plants and shrubs and a wall surround.

SERVICES: Mains electricity, gas, water and drainage.

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

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
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Lettings
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