



8 Tregoddick Close, Madron,  
Penzance, Cornwall, TR20 8SE









**8 TREGODDICK CLOSE, MADRON, PENZANCE, CORNWALL, TR20 8SE**

**GUIDE PRICE £525,000 FREEHOLD**

A chance to acquire a well presented four bedroom detached modern style family home, built approximately 27 years ago to a high standard and offered for sale in good decorative order throughout. There are enclosed gardens to the rear and ample parking to the front leading to an integral garage.

**\* FOUR BEDROOMS \* LIVING ROOM \* KITCHEN/DINER \* CONSERVATORY \* UTILITY ROOM \***

**\* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZING \***

**\* GOOD DECORATIVE ORDER THROUGHOUT \* IDEAL FAMILY HOME \***

**\* QUIET CUL-DE-SAC POSITION \* EN SUITE SHOWER ROOM TO MASTER BEDROOM \***

**\* FAMILY BATHROOM \* ENCLOSED REAR GARDEN \***

**\* PARKING FOR FIVE CARS TO THE FRONT LEADING TO INTEGRAL GARAGE \***

**\* CENTRAL VILLAGE POSITION \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = C \* COUNCIL TAX BAND = E \* APPROXIMATELY 123 SQUARE METRES \***

The property has spacious well proportioned living accommodation which would make an ideal family home and really needs to be viewed internally to appreciate to the full. Number 8 Tregoddick Close was built approximately 27 years ago for the present owners and is now offered to the market for the first time. The spacious accommodation is over two floors being versatile and maintained to a high standard. Number 8 occupies a corner plot within a small cul-de-sac. There are enclosed private gardens to the rear and a large brick paved area with parking for approximately five cars leading to an integral garage. Madron is a popular village on the outskirts of Penzance and has access to open countryside close by. With the demand for family homes such as this, we would recommend an early appointment.

Double glazed entrance door to:

**ENTRANCE HALL:** Understairs storage cupboard, coving, radiator with fretwork cover.

**LIVING ROOM:** 17' 10" x 13' 6" (5.44m x 4.11m) Wall mounted stone fireplace with electric fire set on a wooden hearth, UPVC double glazed windows, wall lights, TV point, coving, radiator. Multi paned doors to:

**KITCHEN/DINER:** 22' 0" x 10' 0" (6.71m x 3.05m) Inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, worksurfaces and power points, integrated fridge and dishwasher, free-standing gas cooker with extractor hood over (to remain), UPVC double glazed window overlooking rear garden, sunken spotlights, coving, two radiators.

**UTILITY ROOM:** 7' 5" x 6' 10" (2.26m x 2.08m) Stainless steel inset single drainer sink unit with cupboards below, wall and base units, worksurfaces, power points, plumbing for washing machine, UPVC double glazed window and door to rear garden.

**CONSERVATORY:** 10' 6" x 9' 6" (3.20m x 2.90m) Triple aspect overlooking rear gardens, double glazed windows and doors, tiled flooring, TV point, radiator.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:** Radiator, access to roof space.

**BEDROOM ONE:** 13' 6" narrowing to 10' 2" x 12' 3" (4.11m narrowing to 3.10m x 3.73m) Range of built in wardrobes and cupboards with sliding mirrored doors, further built in cupboard, double aspect room, UPVC double glazed windows, TV point, coving, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising glazed shower cubicle with sliding doors and chrome fittings, vanity unit with wash hand basin and cupboards below, low level WC, UPVC double glazed window, coving, chrome towel rail/radiator.

**BEDROOM TWO:** 15' 8" x 8' 7" (4.78m x 2.62m) UPVC double glazed windows to front, built in wardrobe and cupboard, coving radiator.

**BEDROOM THREE:** 12' 6" x 10' 1" (3.81m x 3.07m) UPVC double glazed window to front, walk in wardrobe, coving radiator.

**BEDROOM FOUR:** 10' 0" x 9' 9" (3.05m x 2.97m) UPVC double glazed window to rear, built in cupboard/wardrobe, coving radiator.

**BATHROOM:** Coloured suite comprising corner bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, separate shower cubicle, built in cupboard, UPVC double glazed window, chrome towel rail/radiator.

**OUTSIDE:** The property occupies a corner plot with enclosed gardens to the rear, being mainly lawned with raised flower borders, paved terrace and raised decked area, outside lighting, outside powerpoints. Side access to front garden, having been brick paved driveway with parking for five cars, leading to:

**INTEGRAL GARAGE:** 19' 0" x 8' 6" (5.79m x 2.59m) Up and over door, power and light, workbench, wall mounted gas central heating boiler, cold tap sink and pedestrian door to side.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** From Penzance, proceed into the village of Heamoor and continue straight through for approximately a mile, as you enter the village of Madron, take the first turning right, just past the King William Pub, then first right again, and then first left into Tregoddick Close, number 8 will be found in the bottom right hand corner on the right.

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

**NB:** There is rights of access to maintain services in the back garden.

**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.

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