



1 Cormoran Court, Marazion,
Cornwall, TR17 0DD









1 CORMORAN COURT, MARAZION, CORNWALL, TR17 0DD

GUIDE PRICE £325,000 FREEHOLD

A beautifully presented detached two bedroom bungalow, enjoying views across Mount's Bay towards St Michael's Mount with gardens and garage, offered for sale with no onward chain.

*** TWO DOUBLE BEDROOMS * BEAUTIFULLY PRESENTED * RECENTLY REFITTED KITCHEN ***

*** LOUNGE/DINING ROOM * CONSERVATORY/SUN ROOM * GARDENS TO FRONT AND REAR ***

*** GARAGE * NO ONWARD CHAIN * SEA AND COASTAL VIEWS ***

*** EPC = E * COUNCIL TAX BAND = C * APPROXIMATELY 64 SQUARE METRES ***

A beautifully presented detached, modern two bedroom bungalow with gardens, garage and offered for sale with no onward chain, enjoying stunning views of Mount's Bay towards St Michael's Mount and situated on the outskirts of the popular coastal town of Marazion. The accommodation comprises of two double bedrooms, recently refitted kitchen, bathroom, living room leading onto sun room/conservatory. Both master bedroom, living room and conservatory enjoy the aforementioned sea views. There are enclosed gardens to both the front and the rear of the property and a garage in a block nearby. Internal viewing of this delightful bungalow is recommended to fully appreciate it.

UPVC double glazed door into:

PORCH: Polycarbonate roof, tiled floor, two double glazed windows to front, half glazed door into:

HALLWAY: Electric heater, cupboard housing hot water tank, access to loft, doors to:

KITCHEN: 11' 11" x 8' 8" (3.63m x 2.64m) Double glazed window to front, range of base units with worksurfaces and tiling over, electric cooker, hob and extractor fan, single drainer stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, internal window overlooking the lounge.

LOUNGE/DINING ROOM: 15' 6" x 11' 10" (4.72m x 3.61m) Oak flooring, double glazed window to rear with sea views towards St Michael's Mount, electric heater, wall lights, bottled gas fire, sliding patio door into:

CONSERVATORY/SUN ROOM: 8' 5" x 7' 7" (2.57m x 2.31m) Double glazed to three sides with french doors into patio gardens, glazed roof, all enjoying views over Mount's Bay towards St Michael's Mount.

BEDROOM ONE: 12' 1" x 12' 0" (3.68m x 3.66m) Electric heater, night storage heater, double glazed window to rear with views.

BEDROOM TWO: 11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window to front, electric heater.

BATHROOM: Double glazed window to front, WC, pedestal wash hand basin, bath with mixer tap over, wall mounted fan heater.

OUTSIDE: There is a garage on block with an up and over door, and to the front of the bungalow is a fully enclosed patio garden with shrubs and plant borders, outside tap. Two pedestrian gated access to the rear of the bungalow, all again, laid to patio, enclosed by low level wooden fencing and block wall, all enjoying wonderful views over Mount's Bay and St Michael's Mount.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of cavity wall block under a concrete 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
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk