



14 Old Foundry Close, St. Just,
Penzance, Cornwall, TR19 7QS









14 OLD FOUNDRY CLOSE, ST. JUST, PENZANCE, CORNWALL, TR19 7QS

GUIDE PRICE £299,950 FREEHOLD

An end of terrace three bedroom modern house with gardens, garage and parking, situated in the popular Tregeseal Valley.

*** THREE BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE/DINING ROOM ***

*** KITCHEN * CONSERVATORY * GARDENS TO THREE SIDES * GARAGE ***

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

*** APPROXIMATELY 75 SQUARE METRES ***

A nicely presented end of terrace three bedroom modern home with gardens and garage situated in the popular Tregeseal Valley area, on the outskirts of St Just. The accommodation comprises of open plan lounge/diner, kitchen and conservatory on the ground floor. There are three bedrooms and family bathroom on the first floor. Gardens to three sides of the property with garage in a block to the rear and further off street parking for one vehicle to the front. The property is double glazed and propane gas centrally heated and would make an ideal family home.

UPVC double glazed door into:

HALLWAY: Stairs rising, radiator, glazed door into:

LOUNGE/DINING ROOM: 20' 4" x 14' 2" (6.20m x 4.32m) Two radiators, understairs storage, double glazed window to front, doors to:

KITCHEN: 9' 8" x 8' 0" (2.95m x 2.44m) Fitted with a range of base and wall mounted units, rolltop worksurfaces and tiling over, hob, extractor fan, oven, space for fridge/freezer, plumbing and space for washing machine/dishwasher, double glazed window to rear, sink unit.

SUN ROOM/CONSERVATORY: Glazed to three sides with patio doors leading out onto rear garden.

FIRST FLOOR LANDING: Access to loft, double glazed window to side, doors to:

BEDROOM ONE: 10' 9" x 9' 8" (3.28m x 2.95m) Double glazed window to rear, radiator.

BEDROOM TWO: 10' 3" x 8' 5" (3.12m x 2.57m) Double glazed window to front, radiator.

BEDROOM THREE: 6' 11" x 5' 7" (2.11m x 1.70m) Double glazed window to front, radiator, walk in wardrobe.

BATHROOM: Double glazed window to rear, wash hand basin, WC, bath with shower over, heated towel rail.

OUTSIDE: To the front of the property the front garden is enclosed by granite wall and laid to artificial turf for ease of maintenance with storage shed. Side garden is laid to lawn with pathway leading to the fully enclosed rear garden, laid to patio with wooden shed and pedestrian access door into:

GARAGE: Up and over door, plumbing for washing machine, storage into eave space.

SERVICES: Mains water, drainage, Calor gas central heating.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband is available to the property. We tested the mobile phone signal at the property for O2 which was good. The property is constructed of cavity wall under a tiled roof. Three words app directions: humid.processor.rated

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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01736 360203

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