



17 Millfield, Gulval, Penzance,  
Cornwall, TR18 3DR









**17 MILLFIELD, GULVAL, PENZANCE, CORNWALL, TR18 3DR**

**GUIDE PRICE £219,000 FREEHOLD**

A nicely presented two bedroom bungalow with gardens and parking situated in a convenient position near all local amenities.

**\* END TERRACE BUNGALOW \* TWO BEDROOMS \***

**\* OPEN PLAN LIVING / KITCHEN / DINER \* BATHROOM \***

**\* GARDEN TO THE REAR \* STORAGE SHED WITH POWER \***

**\* PARKING FOR TWO VEHICLES \* PROPANE GAS CENTRAL HEATING \***

**\* EPC = E \* COUNCIL TAX BAND = A \* APPROXIMATELY 41 SQUARE METRES \***

Situated in a quiet cul-de-sac location on the edge of Gulval is this recently renovated two bedroom end of terrace bungalow. The property comprises of an open plan living/kitchen/dining room, two double bedrooms and a modern bathroom suite. Externally there is a good size garden to the rear, a useful storage shed with power to the side and space to park two vehicles to the front.

**DOUBLE GLAZED DOOR TO:**

**OPEN PLAN LIVING / KITCHEN / DINER:** 16' 10" x 15' 10" maximum narrowing to 8' 6" x 7' 9" (5.13m x 4.83m - 2.59m x 2.36m)

**KITCHEN AREA:** Range of base and wall mounted units with work surface and power points over, single drainer stainless steel sink unit with mixer tap, built in fridge/freezer, electric oven and hob with extractor fan over, plumbing for washing machine, inset spotlights, kickboard lights, double glazed window to the front.

**LIVING / DINING AREA:** Laminate wood flooring, double glazed window and door to the rear overlooking garden, PIV system, sunken spotlights, cupboard housing boiler, access hatch to attic.

**BEDROOM ONE:** 9' 1" x 8' 2" (2.77m x 2.49m) Built in mirror door wardrobe, inset spotlights, radiator, window to the front.

**BEDROOM TWO:** 8' 10" x 8' 1" (2.69m x 2.46m) Built in mirror door wardrobe, ceiling fan, inset spotlights, radiator, window to the rear overlooking garden.

**BATHROOM:** Two windows to the front, panelled bath with electric shower over, low level w.c. with concealed cistern, sink unit with cupboards under, extractor fan, sunken spotlights, heated towel rail.

**OUTSIDE:** To the rear of the property there is a good size garden laid to lawn with raised flower border, pedestrian gate with access to side lane, useful shed to the side of the property with power, access to the front of the property.

**PARKING:** To the front for two vehicles.

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

**AGENTS NOTE:** We understand from the Openreach website that Superfast Fibre Broadband should be available to the property (FTTC). The property is constructed of block under a tiled roof. We checked the phone signal with EE which was adequate.

**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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