



22 Lefra Orchard, St. Buryan,
Penzance, Cornwall, TR19 6EP









22 LEFRA ORCHARD, ST. BURYAN, PENZANCE, CORNWALL, TR19 6EP

GUIDE PRICE £300,000 FREEHOLD

A modern two bedroom house with garage, gardens, parking and distant sea views over surrounding countryside.

*** LINK DETACHED HOUSE * TWO DOUBLE BEDROOMS * LIVING ROOM * DRESSING ROOM ***

*** KITCHEN/DINER * CONSERVATORY * FIRST FLOOR BATHROOM * GARDENS ***

*** GARAGE * PARKING * EPC = C * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 78 SQUARE METRES ***

This modern two bedroom garage linked house is situated on the outskirts of St Buryan within easy reach of the local amenities. The property enjoys light accommodation to comprise of good size living room with double doors into the conservatory, which enjoys lovely views over surrounding countryside to the sea, kitchen/diner and WC on the ground floor. On the first floor there are two double bedrooms, one with a dressing room, and a family bathroom. Externally there is a driveway leading to garage, garden to the rear with a summer house and a small garden area to the front. Offered to the market with no onward chain, an early viewing is highly recommended.

Double glazed door into:

ENTRANCE HALL: Understairs cupboard, quick step vinyl flooring, two radiators, stairs rising.

GROUND FLOOR WC: Low level WC, small wall mounted sink, double glazed window to the front.

LIVING ROOM: 17' 4" x 10' 4" narrowing to 8' 11" (5.28m x 3.15m narrowing to 2.72m) Wood burner, tiled hearth and surround, double glazed windows to the front and side, Siberian Larch floor, radiator, double doors to:

CONSERVATORY: 15' 4" x 7' 2" (4.67m x 2.18m) Fully glazed with quick step vinyl flooring, lovely outlook over the garden, surrounding countryside and to the sea in the distance, double glazed door to the side.

KITCHEN/DINER: 12' 7" x 11' 8" (3.84m x 3.56m) Siberian Larch flooring, double doors opening into the conservatory, double glazed windows to the rear, radiator, free-standing base units with sink unit, space and point for electric or gas cooker, inset spotlights.

FIRST FLOOR LANDING: Airing cupboard with radiator, access to the loft and radiator.

BEDROOM ONE: 12' 7" x 10' 0" maximum, narrowing to 9' 6" (3.84m x 3.05m maximum, narrowing to 2.90m) Quick step vinyl flooring, radiator, window to the rear with sea views over surrounding countryside, door to:

DRESSING ROOM: 7' 5" x 5' 5" (2.26m x 1.65m) With mostly panelled walls, inset spotlights and window to the front.

BEDROOM TWO: 11' 3" x 10' 7" maximum (3.43m x 3.23m maximum) Quick step vinyl flooring, radiator, window to the rear with sea views over surrounding countryside.

FAMILY BATHROOM: 9' 4" x 6' 4" maximum (2.84m x 1.93m maximum) Bath, pedestal wash hand basin, low level WC, shaver socket and light, double glazed window to the front, heated towel rail.

OUTSIDE: The property is approached over a private driveway leading to the:

GARAGE: 19' 11" x 9' 6" (6.07m x 2.90m) With roller shutter door, oil boiler, plumbing for washing machine, power and light, storage area above.

The rear garden is mainly laid to lawn with small patio area, summer house on decking (in need of repair), wall and fencing surround with gated access to the side, oil tank behind a low wall, lovely views over surrounding countryside to the sea. To the front there is a small gravelled area and path to the front door.

SERVICES: Mains water, electricity and drainage. Oil for central heating, propane for oven.

DIRECTIONS: From Marshall's Penzance office proceed in a westerly direction to Mount Misery roundabout, taking the first exit to the A30, upon reaching Catchall, turn left onto Penzance Road and follow the road into St Buryan, just before the pub turn left into Rectory Road then taking the second right into Lefra Orchard whereby the property can be found on your left hand side.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. 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.
