

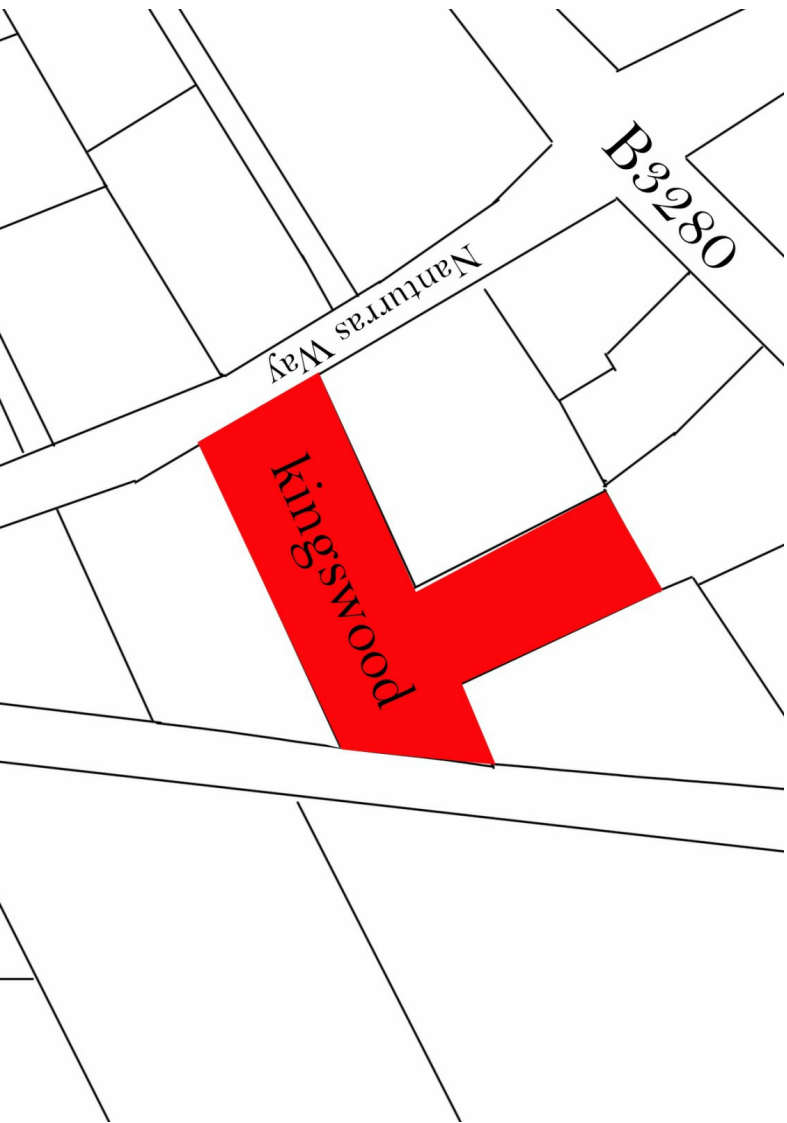


Kingswood, Nanturras Way,  
Goldsithney, Cornwall, TR20 9DG









**KINGSWOOD, NANTURRAS WAY, GOLDSITHNEY, CORNWALL, TR20 9DG**

**GUIDE PRICE £450,000 FREEHOLD**

**\* THREE BEDROOMS \* LIVING ROOM \* DINING HALL \* KITCHEN \* BATHROOM \***

**\* OIL CENTRAL HEATING \* MODERNISATION REQUIRED \***

**\* SET IN APPROXIMATELY HALF AN ACRE \***

**\* EXCELLENT DEVELOPMENT OPPORTUNITY SUBJECT TO ANY NECESSARY PLANNING PERMISSION \***

**\* SOUGH-AFTER LOCATION \* VIEWING RECOMMENDED \***

**\* EPC = E \* COUNCIL TAX BAND = D \* APPROXIMATELY 74 SQUARE METRES \***

A rare opportunity to acquire a three bedroom detached bungalow set in approximately half an acre of grounds offering great scope for further development, subject to any necessary planning permissions. The property itself is now in need of modernisation throughout and really needs to be viewed internally to appreciate to the full. The grounds are secluded, with detached garage in the gardens with rear access via a service lane. Nanturras Way is one of the more popular areas within Goldsithney, being a short walk to the village and open countryside. Due to the demand of properties such as this, we recommend an early appointment.

Entrance door to:

**DINING HALL:** 11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window overlooking the front garden, radiator.

**INNER HALLWAY:** Built in cupboards, radiator.

**LIVING ROOM:** 13' 10" x 10' 0" (4.22m x 3.05m) Open fireplace, double glazed window overlooking front garden, radiator.

**KITCHEN:** 10' 10" x 10' 0" (3.30m x 3.05m) Stainless steel single drainer sink unit with cupboards below, wall and base units, worksurfaces, double glazed window overlooking rear garden, double glazed door to garden.

**BEDROOM ONE:** 12' 6" x 9' 10" maximum (3.81m x 3.00m) Double glazed window overlooking the front garden, radiator.

**BEDROOM TWO:** 9' 10" x 9' 9" (3.00m x 2.97m) Double glazed window overlooking gardens, radiator.

**BEDROOM THREE:** 9' 10" x 6' 5" (3.00m x 1.96m) Double glazed window, radiator.

**BATHROOM:** Coloured suite comprising panelled bath, pedestal wash hand basin, low level WC, airing cupboard.

**OUTSIDE:** The property stands in approximately half an acre of grounds which are overgrown now and in need of some attention. The gardens offer a great scope for further development, subject to any necessary planning permissions. The gardens offer a good degree of privacy with rear access to the detached garage.

**SERVICES:** Mains water, electricity, drainage and oil fired central heating.

**DIRECTIONS:** From Penzance, proceed into the village of Goldsithney, continue to the far end, as the road dips take the turning right signposted Millpool, proceed along here to the crossroads, turning left into Nanturras Way and the property will be found on your right hand side.

**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 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.

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