



Cara Del, Parc Morrep, Praa Sands  
Penzance, Cornwall, TR20 9TE









**CARA DEL, PARC MORREP, PRAA SANDS PENZANCE, CORNWALL, TR20 9TE**

**GUIDE PRICE £750,000 FREEHOLD**

A detached five bedroom dormer bungalow with ancillary accommodation, large gardens, parking and garage, situated in the coastal village of Praa Sands and enjoying sea views.

**\* FIVE DOUBLE BEDROOMS \* ONE EN SUITE \* TWO FURTHER BATHROOMS \***

**\* SUN LOUNGE \* SEPARATE LIVING/DINING ROOM \***

**\* KITCHEN WITH INTEGRAL APPLIANCES \* ONE BEDROOM ANCILLARY ACCOMMODATION \***

**\* INTEGRAL GARAGE \* OFF STREET PARKING FOR SEVERAL VEHICLES \***

**\* LARGE GARDENS \* DEVELOPMENT POTENTIAL \* CLOSE TO THE BEACH \***

**\* EPC = F \* COUNCIL TAX BAND = F \* APPROXIMATELY 185 SQUARE METRES \***

A detached five bedroom dormer bungalow situated in the coastal village of Praa Sands, set within large gardens and off street parking/garage for several vehicles and close to the sandy beach. The accommodation comprises of sunroom, lounge, separate dining room, kitchen, two bedrooms and bathroom on the ground floor. Door from the kitchen leads to a further conservatory/sunroom, which in turn then leads to the ancillary accommodation and the garage. On the first floor there are three double bedrooms, one of which is en suite and main bathroom. All windows enjoy uninterrupted views towards Mount's Bay and beyond. The property, although in need of some refurbishment throughout, is offered for sale with no onward chain. A particular feature is the large garden and parking for several vehicles, which can lead to further development potential if required. The property is oil fired central heated throughout and an early viewing is recommended. The village of Praa Sands is on the southern coast of the Penwith Peninsula and retains some local amenities such as public house and village shops, and the property is 100 metres from the sandy beach and the Southwest Coastal Path.

Double glazed door with glazed side panel into:

**PORCH:** 7' 5" x 5' 7" (2.26m x 1.70m) Tiled floor, further glazed doors into:

**SUN ROOM:** 29' 6" x 8' 10" (8.99m x 2.69m) Windows to front overlooking the garden towards the coast, radiator, glazed door and side panel into:

**MAIN HALLWAY:** Radiator, stairs rising with cupboard under, doors to:

**DINING ROOM:** 12' 5" x 10' 10" (3.78m x 3.30m) Radiator, double glazed window to side and further window overlooking sun lounge.

**LOUNGE (L SHAPED 10' 2" x 9' 0" (3.10m x 2.74m)):** 21' 1" x 11' 4" (6.43m x 3.45m) Windows overlooking sun lounge and double glazed windows to side and front enjoying views across the gardens towards the coast, open fireplace on slate hearth, two radiators.

**BEDROOM FOUR:** 12' 4" x 9' 10" (3.76m x 3.00m) Double glazed window to side, radiator.

**BEDROOM FIVE/STUDY:** 10' 10" x 8' 10" (3.30m x 2.69m) Radiator, sliding patio doors into rear sunroom.

**BATHROOM:** Window to rear, bath with shower over, vanity wash hand basin, WC, shaver point.

**KITCHEN:** 11' 3" x 10' 9" (3.43m x 3.28m) Two windows and door to rear, base and wall units, worksurfaces and tiling over, double oven, electric hob, one and a half bowl sink unit, integral fridge and freezer, door to:

**REAR SUN LOUNGE:** 10' 2" x 9' 7" (3.10m x 2.92m) Loosely divided into two, with glazed roof, plumbing for washing machine and oil fired boiler, door and window to outside, further doors to:

**ANCILLARY ACCOMMODATION:**

**ROOM ONE:** Doors to:

**ROOM TWO:** 10' 5" x 10' 5" (3.17m x 3.17m) Two double glazed windows.

**ROOM THREE:** 10' 3" x 6' 10" (3.12m x 2.08m) Sink unit, which leads to:

**SHOWER ROOM:** Pedestal wash hand basin, fully tiled shower cubicle.

Door from rear sun lounge leads to the:

**GARAGE:** 18' 11" x 8' 10" (5.77m x 2.69m) With roller door, power and light connected.

**FIRST FLOOR LANDING:** Access to loft, cupboard housing hot water tank and further eaves storage cupboard, window to front.

**BEDROOM ONE:** 15' 3" x 10' 1" (4.65m x 3.07m) Double glazed windows to front and side with views towards the coast, radiator.

**EN SUITE:** Shower, WC, pedestal wash hand basin, heated towel rail, double glazed window to rear.

**BEDROOM TWO:** 12' 2" x 11' 3" (3.71m x 3.43m) Double glazed window to front with views, radiator.

**BEDROOM THREE:** 9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to side, radiator, built in wardrobe.

**BATHROOM:** Bath, WC, vanity wash hand basin, fully tiled shower cubicle, towel rail, window to rear.

**OUTSIDE:** The property is approached to the side via a driveway with parking for multiple vehicles leading to the garage. There are gardens to two sides of the house with greenhouse and wooden shed, all laid to established lawn, plant and shrub borders.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What Three Words" app: tens.enter.converged

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was limited. The property is constructed of concrete block under a tiled and flat 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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