



Menavaur, Perranuthnoe,
Penzance, Cornwall, TR20 9NF









MENAVAU, PERRANUTHNOE, PENZANCE, CORNWALL, TR20 9NF

GUIDE PRICE £850,000 FREEHOLD

- * **THREE BEDROOMS * LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM ***
- * **LOVELY SEA VIEWS OVER MOUNT'S BAY * OIL-FIRED CENTRAL HEATING ***
- * **DOUBLE GLAZING * GOOD DECORATIVE ORDER ***
- * **EN SUITE SHOWER ROOM TO MAIN BEDROOM * FAMILY BATHROOM ***
- * **LARGE BALCONY * LAWNED GARDEN * PARKING FOR AT LEAST TWO CARS ***
- * **SHORT STROLL TO THE BEACH * SOUGHT-AFTER LOCATION * EXCELLENT OPPORTUNITY ***
- * **VIEWING RECOMMENDED * EPC = D * COUNCIL TAX BAND = C ***
- * **APPROXIMATELY 88 SQUARE METRES ***

Lovely sea views over Mount's Bay and beyond from this well presented three bedroom linked detached bungalow, located in a prime area, just a short stroll from the beach and the local amenities of Perranuthnoe. The property has spacious accommodation, which the present vendors have maintained to a good standard and really needs to be viewed internally to appreciate to the full. A particular feature is the balcony that runs the full width of the property, again, taking full advantage of the views over Mount's Bay. To the front of the property is a lawned garden area with parking and there is further parking to the side. Perranuthnoe is one of the most sought-after coastal villages with a lovely sandy beach, which takes in the full sweep of Mount's Bay, there is a popular local pub and access to coastal footpath. The village of Goldsithney is only a short walk away and the main town of Penzance is approximately 6 miles away.

Entrance door to:

KITCHEN/BREAKFAST ROOM: 19' 6" x 9' 2" (5.94m x 2.79m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and powerpoints, built in oven, four ring hob and extractor over, UPVC double glazed window with lovely sea views over Mount's Bay, free-standing fridge, radiator.

UTILITY ROOM: 7' 10" x 6' 7" (2.39m x 2.01m) Plumbing for washing machine with worksurfaces over and cupboards above, cupboard housing oil-fired central heating boiler, tiled flooring, further built in cupboard, access to roof space.

LIVING ROOM: 19' 3" narrowing to 9' 4" x 16' 0" (2.84m x 5.87m narrowing to 4.88m) Lovely sea views over Mount's Bay, spacious bright room, sunken spotlights, TV point, radiator, sliding patio doors to balcony.

INNER HALLWAY

BEDROOM ONE: 10' 0" x 9' 4" (3.05m x 2.84m) UPVC double glazed window with lovely sea views over Mount's Bay, radiator.

EN SUITE SHOWER ROOM: White suite comprising vanity unit, wash hand basin with cupboards below, low level WC, shower cubicle with chrome fittings.

BEDROOM TWO: 14' 9" narrowing to 9' 9" x 8' 5" (4.50m narrowing to 2.97m x 2.57m) UPVC double glazed window, radiator, access to roof space.

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, sunken spotlights, radiator.

From utility area there is a door to:

BEDROOM THREE: 13' 0" x 9' 1" (3.96m x 2.77m) UPVC double glazed windows, sunken spotlights, radiator.

OUTSIDE: Raised sun balcony which runs the full width of the property with chrome balustrade, taking full advantage of the sea views over Mount's Bay. Opposite the property is a lawned garden area with a hard standing for parking. There is also further parking to the side of the property.

SERVICES: Mains water, electricity and drainage. Oil-fired central heating.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was fair. 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.

Penzance
01736 360203

Mousehole
01736 731199

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01736 795040

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Lettings
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