



Marshall's

ESTATE AGENTS

3 Buccannear Cottages,
Brandy Lane, Rosudgeon,
Cornwall, TR20 9QB







3 BUCCANNEAR COTTAGES, BRANDY LANE, ROSUDGEON, CORNWALL, TR20 9QB

GUIDE PRICE £299,950 FREEHOLD

*** THREE BEDROOMS (ONE GROUND FLOOR, TWO FIRST FLOOR) ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** GROUND FLOOR SHOWER ROOM * FIRST FLOOR BATHROOM ***

*** UPVC DOUBLE GLAZING * PROPANE GAS CENTRAL HEATING ***

*** GOOD DECORATIVE ORDER * GARDENS TO FRONT AND REAR * PARKING TO SIDE ***

*** SEMI RURAL LOCATION * IDEAL FAMILY HOME ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 91 SQUARE METRES ***

A nicely presented three bedroom semi detached house in a tucked away yet convenient location for local amenities and transport links. The property comprises of an open plan living/kitchen/dining room with bedroom and shower room on the ground floor. On the first floor there are two further bedrooms and a family bathroom. Externally the gardens are mainly to the rear with fenced surround, parking to the side of the property for two vehicles and a small area laid to lawn to the front with mature apple tree.

UPVC double glazed entrance door to:

RECEPTION HALLWAY: Understairs storage area, opening to:

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 26' 0" x 12' 1" narrowing to 9' 11" (7.92m x 3.68m - 3.02m)
Double glazed window to front, phone, tv and internet points, wall lights, radiator, open plan to:

KITCHEN AREA: Stainless steel inset single drainer sink unit with cupboards below, range of fitted base units, oak flooring, worksurfaces and power points, built in oven and microwave, four ring propane gas hob with extractor hood over, plumbing for washing machine, small breakfast bar area, UPVC double glazed sliding patio doors to garden.

INNER HALLWAY: Door to:

BEDROOM THREE: 10' 6" x 9' 4" narrowing to 7' 11" (3.20m x 2.84m - 2.41m) UPVC double glazed window overlooking rear garden, wall lights, radiator.

SHOWER ROOM: White suite comprising low level WC, wash hand basin, tiled shower cubicle with glazed door and chrome fittings.

Stairs from hallway to:

FIRST FLOOR LANDING: Built in airing cupboard housing propane gas central heating boiler.

BEDROOM ONE: 16' 0" x 13' 3" narrowing to 12' 0" (4.88m x 4.04m - 3.66m) UPVC double glazed window to front, wall light, access to loft, radiator.

BEDROOM TWO (L SHAPED ROOM): 12' 3" narrowing to 6' 8" x 11' 1" narrowing to 5' 1" (3.73m - 2.03m x 3.38m - 1.55m) UPVC double glazed window to the rear, built in wardrobe, wall lights, radiator.

BATHROOM: 6' 11" x 5' 1" (2.11m x 1.55m) White suite comprising panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled walls, UPVC double glazed window, tiled flooring, radiator.

OUTSIDE: To the rear of the property the garden is mainly laid to lawn with high fenced boundaries facing a southerly direction with access to the side of the property where there is parking for two cars. To the front of the property there is a

small garden area with mature apple tree.

SERVICES: Mains water, electricity, drainage and propane gas heating.

DIRECTIONS: From Penzance take the A394 towards Helston, proceed along this road into Rosudgeon, turn left into Packet Lane, just before the Falmouth Packet House public house, proceed along this road for approximately 50 yards and you will come to an unmade lane to your left hand side, turn left into the lane, continue down around a sharp left bend and the property can be found directly in front of you to the right.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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