



Gowanhill, Rosudgeon, Penzance,
Cornwall, TR20 9QE









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GUIDE PRICE £450,000 FREEHOLD

- * **THREE BEDROOMS * LIVING ROOM * KITCHEN * SEPARATE DINING ROOM ***
- * **UTILITY ROOM * GOOD DECORATIVE ORDER * IDEAL FAMILY OR RETIREMENT HOME ***
- * **AIR SOURCE HEAT PUMP SERVING CENTRAL HEATING * SOLAR PANELS ***
- * **SECLUDED GARDENS * DRIVEWAY LEADING TO GARAGE ***
- * **SOUGHT-AFTER LOCATION * VIEWING RECOMMENDED ***
- * **EPC = C * COUNCIL TAX BAND = C * APPROXIMATELY 113 SQUARE METRES ***

An extremely well presented three bedroom detached bungalow, set in secluded gardens, which offers a good degree of privacy, yet having easy access to the A394 with connections to Penzance and Helston. The property has spacious accommodation, which the present vendors maintained to a high standard and is, therefore, for sale in good decorative order throughout. The property has an air source heat pump along with solar panels, which greatly reduces the running costs of the property. The gardens are a particularly attractive feature which surround the property and offers a good degree of privacy. There is a driveway leading to an attached garage and given the convenience of the property, we recommend an early appointment.

Stained glass double glazed door to:

ENTRANCE HALL: Laminate flooring, large walk in cloaks cupboard with hanging space, built in linen cupboard.

LIVING ROOM: 16' 4" x 15' 4" (4.98m x 4.67m) Triple aspect room overlooking gardens, granite fireplace with log burner set on a tiled hearth, laminated flooring, UPVC double glazed window, TV point, coving, radiator, UPVC double glazed sliding patio doors to gardens.

KITCHEN: 14' 0" x 9' 0" (4.27m x 2.74m) Stainless steel inset single drainer single unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob with extractor over, integrated fridge, plumbing for washing machine and sliding door to:

DINING ROOM: 13' 2" x 9' 9" (4.01m x 2.97m) UPVC double glazed window overlooking gardens, coving, radiator.

UTILITY ROOM: 9' 9" x 6' 8" (2.97m x 2.03m) Stainless steel inset single drainer sink unit with cupboards below, plumbing for washing machine, double glazed windows overlooking gardens, pressurised hot water cylinder, courtesy door to garage.

BEDROOM ONE: 13' 1" x 10' 8" (3.99m x 3.25m) UPVC double glazed window overlooking gardens, laminated flooring, radiator.

EN SUITE SHOWER ROOM: Coloured suite comprising wash hand basin with cupboards below, low level WC, shower cubicle, UPVC double glazed window, radiator.

BEDROOM TWO: 13' 4" x 9' 8" (4.06m x 2.95m) UPVC double glazed window overlooking the gardens, laminated flooring, coving, radiator.

BEDROOM THREE: 9' 8" x 8' 9" (2.95m x 2.67m) UPVC double glazed window to side, coving, radiator.

BATHROOM: Coloured suite comprising panelled bath with shower over, vanity unit with wash hand basin and cupboards below, low level WC, UPVC double glazed window, radiator.

OUTSIDE: The property stands in secluded gardens, which surround the property with lawned area, raised south facing sun terrace, well stocked flower borders, ornamental pond and driveway leading to:

ATTACHED GARAGE: 17' 2" x 9' 3" (5.23m x 2.82m) Electric roller door, power and light, courtesy door to utility room.

SERVICES: Mains water and electricity, septic tank and air source heat pump serving central heating, solar panels, providing good income from the property.

DIRECTIONS: From Penzance proceed along the Penzance bypass and continue straight on towards Goldsithney on the A394. At the next roundabout continue straight on for approximately one mile, you will pass a small Co-op on your left hand side, and just before the Rosudgeon cricket ground, which is on your right, there is a turning left, turn left here and continue straight on and the property is just in front of you.

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.

N.B.: There is a right of way over the drive to the field beyond which we are told has not been used for some time.

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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