



Pendragon, Pengersick Lane, Praa
Sands, Cornwall, TR20 9RB

 **Marshall's**
ESTATE AGENTS







PENDRAGON, PENGERSICK LANE, PRAA SANDS, CORNWALL, TR20 9RB

FIXED PRICE £500,000 FREEHOLD

*** PRICE REDUCED FOR A QUICK SALE ***

STUNNINGLY PRESENTED HOME IN THIS SOUGHT AFTER LOCATION, CLOSE TO THE BEACH

*** FOUR BEDROOM DETACHED BUNGALOW ON A GOOD SIZE PLOT THAT CAN BE EASILY
CHANGED AROUND ***

*** SEPARATE ENTRANCE * GARAGE * CAR PORT * AMPLE PARKING ***

*** ENCLOSED AND PRIVATE FRONT AND REAR GARDENS * DECKED AREA ***

*** LIVING ROOM WITH WOOD BURNER ***

*** GREAT SIZE KITCHEN/DINER LEADING OUT TO THE GARDEN AND DECKED AREA ***

*** EN-SUITE MASTER BEDROOM * FURTHER DOUBLE BEDROOM ***

*** FAMILY LUXURY BATHROOM ***

*** ANNEXE / TWO LARGE ROOMS EACH WITH KITCHENETTE & EN-SUITE SHOWER ***

*** EASY ACCESS TO PRAA SANDS BEACH, THE SHOP, MARAZION, HELSTON & PENZANCE ***

*** EPC = D * COUNCIL TAX BAND = F * APPROXIMATELY 109 SQUARE METRES ***

This stunning home has so much to offer, the four double bedroom detached bungalow is easily split to suit your own needs.

There is a garage, car port and ample parking.

The gardens are private and enclosed.

Close to Praa Sands beach and the shops it has easy access to Marazion, Penzance and Helston.

The living room has a wood burner and bifold patio doors to the front garden.

The modern kitchen/diner is a great size for entertaining guests and family with patio doors to rear garden.

There are two large bedrooms, one ensuite and a luxury family bathroom which has a double shower cubicle.

The utility room is great for storage.

The rear lobby has sliding patio doors and is an entrance to the two rooms, which are a good size and both self contained with everything in them from a kitchenette to modern shower rooms.

To view this stunning home, call us now on 01736 360203.

PORCH: Composite door, UPVC large picture window overlooking the front garden, laminate flooring.

HALLWAY: Two half glazed doors, radiator, internet and phone points, laminate flooring, two built in storage cupboards, smoke alarm, thermostat.

LIVING ROOM: 23' 0" x 11' 9" (7.01m x 3.58m) Bifold patio doors onto front garden, inglenook decorative fireplace with granite hearth, two radiators, tv point, feature corner woodburning stove, carbon monoxide alarm, carpet.

KITCHEN / DINER: 23' 0" x 12' 11" (7.01m x 3.94m) Patio doors onto rear garden and decked area, UPVC window onto rear garden, modern kitchen, range of base and wall mounted units with under cupboard lighting, double leisure cooker with 5 ring hob and plate, two ovens and grill, extractor fan, one and a half bowl stainless steel sink and drainer, space and

plumbing for dishwasher, space for upright fridge freezer, two radiators, tv point, laminate flooring, smoke alarm.

BEDROOM ONE: 11' 11" x 10' 9" (3.63m x 3.28m) Radiator, tv point, access to loft with pull down ladder (power and light, partly boarded), carpet.

ENSUITE: Opaque UPVC window, tiled shower cubicle with glass screen, mains shower, low level W.C., radiator, extractor fan.

FAMILY BATHROOM: 11' 11" x 10' 6" (3.63m x 3.20m) Opaque upvc window, bath, large vanity wash hand basin with storage under, mirror cupboard, low level W.C., built in storage cupboard, double shower cubicle with 'Mira' electric shower, two towel radiators, tiled floor, extractor fan.

BEDROOM TWO: 14' 8" x 11' 10" (4.47m x 3.61m)UPVC window, radiator, tv point, carpet.

POTENTIAL ANNEXE

UTILITY ROOM: 13' 8" x 6' 10" (4.17m x 2.08m) Stainless steel sink, space and plumbing for washing machine and tumble dryer, Worcester gas boiler, radiator, thermostat, built in airing cupboard, laminate flooring, smoke and carbon monoxide alarm, cupboard housing fuse box and electric metre for main house.

BEDROOM THREE: 13' 1" x 11' 2" (3.99m x 3.40m) UPVC window, velux window, radiator, aerial point, loft hatch, electric smart meter cupboard, smoke alarm, carpet.

ENSUITE: Tiled shower cubicle with mains shower, vanity wash hand basin with cupboard under, low level w.c., tiled flooring, tiled walls, radiator, mirror cupboard, extractor fan.

KITCHENETTE AREA: Stainless steel sink unit, space for small fridge and microwave, storage, laminate flooring.

REAR LOBBY: Radiator, laminate flooring, smoke alarm, fuse box, sliding patio doors to outside decking area with lights.

BEDROOM FOUR: 14' 10" x 14' 5" (4.52m x 4.39m) UPVC windows, radiator, smoke alarm, tv point, laminate flooring.

KITCHEN AREA: Built in oven and hob with extractor over, stainless steel sink and drainer, space for undercounter fridge, radiator, laminate flooring.

SHOWER ROOM: 10' 10" x 4' 7" (3.30m x 1.40m) Opaque UPVC window, double shower cubicle with mains shower, large vanity wash hand basin, mirrored cupboard, low level w.c., heated towel rail, tiled floor and walls, extractor fan.

OUTSIDE: To the front of the property there is a gated driveway with garden laid to lawn with a patio area, fenced for privacy, pond, raised beds with variety of plants and shrubs, driveway parking for 5/6 cars, security lights. To the rear of the property there is a car port and a double garage with power and light, electric up and over door, fuse box and loft storage. There is a further area laid to lawn again fenced for privacy, wooden shed, oil tank and decked area with lights.

PLEASE NOTE: There were 2 small mining anomalies to the rear of the property, 1 in the garden and 1 under a corner of the garage. These have been fully remediated by a qualified Cornish Mining Consultant Company. Paperwork to confirm.

SERVICES: Mains water and electricity. Oil tank for central heating and septic tank drainage.

AGENTS NOTE: The property is constructed of block under a tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. We checked the mobile signal with Vodafone which was intermittent.

DIRECTIONAL NOTE: Via What3Words ///tides.slang.boast

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

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Lettings
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