



18 Mayon Green Crescent, Sennen,
Penzance, Cornwall, TR19 7BS









18 MAYON GREEN CRESCENT, SENNEN, PENZANCE, CORNWALL, TR19 7BS

GUIDE PRICE £425,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * NO ONWARD CHAIN * SEA VIEWS ***

*** OFF STREET PARKING * GARAGE ***

*** DEVELOPMENT POTENTIAL (SUBJECT TO ANY NECESSARY PLANNING PERMISSIONS) ***

*** POPULAR LOCATION * EPC = F * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 104 SQUARE METRES ***

A three bedroom detached bungalow situated in this popular cul-de-sac location on the outskirts of the coastal village of Sennen and set within large gardens, offering huge development potential, subject to any necessary planning permissions. The property is in need of modernisation but has off street parking and garage and enjoys sea views from the rear elevation.

UPVC double glazed door into:

PORCH: Double glazed window, further door into:

MAIN HALLWAY: Doors to:

CLOAKROOM: WC, wash hand basin.

LIVING ROOM: 20' 9" x 20' 0" (6.32m x 6.10m) Two double glazed picture windows to front, door into:

INNER HALLWAY: Built in cupboard.

KITCHEN: 19' 6" x 11' 3" (5.94m x 3.43m) Range of base and wall units with worksurfaces over, double drainer sink unit, space for electric cooker, pantry cupboard, door to:

REAR PORCH: External door to garden.

BEDROOM ONE: 14' 2" x 14' 2" (4.32m x 4.32m) Double glazed window to rear, range of wardrobes to one wall.

BEDROOM TWO: 10' 3" x 9' 11" (3.12m x 3.02m) Double glazed window to rear.

BEDROOM THREE: 10' 4" x 9' 7" (3.15m x 2.92m) Double glazed window to rear.

SHOWER ROOM: 11' 6" x 7' 0" (3.51m x 2.13m) Shower cubicle, vanity wash hand basin with storage under, low level w.c., double glazed window.

OUTSIDE: Driveway with parking for several vehicles leading to:

GARAGE: 22' 4" x 9' 6" (6.81m x 2.90m) Up and over door.

Large gardens to both the front and rear which are laid to lawn, the rear enjoys sea views.

SERVICES: Mains water, drainage, electricity.

AGENTS NOTE: We understand from Openreach Superfast Broadband (FTTC) is available to the property. The property is constructed of block under a tiled roof. We check the phone signal with Vodafone which was intermittent.

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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