



15 Fairfield, Ludgvan, Penzance,
Cornwall, TR20 8ES









15 FAIRFIELD, LUDGVAN, PENZANCE, CORNWALL, TR20 8ES

GUIDE PRICE £250,000 FREEHOLD

- * THREE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * KITCHEN ***
- * FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM * FRONT AND REAR GARDENS ***
- * POPULAR VILLAGE LOCATION * DIMPLEX QUANTUM NIGHT STORAGE HEATERS ***
- * SOLAR PANELS * NO ONWARD CHAIN * EPC = C * COUNCIL TAX BAND = B ***
- * APPROXIMATELY 94 SQUARE METRES ***

A nicely presented and much improved (with the installation of solar panels and air source heat pump) terrace three bedroom family home, situated on the outskirts of Ludgvan. The property enjoys gardens to both the front and rear with resident's parking area and block built outbuilding. The accommodation comprises of entrance hall with stairs rising, leading to living room, kitchen, dining room and cloakroom on the ground floor. There are three bedrooms and bathroom on the first floor. The village of Ludgvan is situated approximately 3 miles east of the larger town of Penzance and the village itself enjoys church, public house and primary school. This property is subject to a 157 agreement, which means that you have to prove a local connection to Cornwall for the last 3 years.

UPVC Double glazed door with glazed window into:

HALLWAY: Stairs rising with cupboard under and further fitted cupboard, doors to:

LIVING ROOM: 12' 8" x 13' 5" (3.86m x 4.09m) Double glazed window to front, decorative fire surround, TV and telephone points.

KITCHEN: 8' 11" x 8' 9" (2.72m x 2.67m) Range of base and wall units with worksurfaces and tiling over, UPVC window to rear, fitted hob, extractor fan, oven, one and a half bowl sink and drainer.

DINING ROOM: 10' 7" x 10' 5" (3.23m x 3.17m) UPVC double glazed window to rear, further door to:

REAR LOBBY: Double glazed door to rear garden and:

CLOAKROOM: Opaque double glazed window, low level WC, pedestal wash hand basin.

FIRST FLOOR LANDING: Loft hatch cupboard over stairs. Doors to:

BEDROOM ONE: 12' 8" x 9' 8" (3.86m x 2.95m) Double glazed window to rear, built in wardrobe.

BEDROOM TWO: 10' 8" x 6' 9" (3.25m x 2.06m) Double glazed window to front.

BEDROOM THREE: 13' 6" x 9' 5" (4.11m x 2.87m) Double glazed window to front, storage cupboard over stairs.

BATHROOM: Double glazed window to rear, white suite comprising bath with electric shower over, vanity wash hand basin, low level WC, cupboard housing hot water tank, laminate floor.

OUTSIDE: To the front is an easy to maintain garden, laid to lawn with further patio and gravelled area, rear garden laid to lawn with various shrub and plant borders, storage shed, block built outbuilding, outside tap.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///shadows.louder.castle

AGENTS NOTE: We understand from the Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of cavity wall under a concrete tiled roof. This property is subject to a 157 agreement, which means that you have to prove a local connection to Cornwall for the last 3 years.

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



www.marshallspz.co.uk