



8 Rosevale Estate, Penzance,
Cornwall, TR18 4NF









8 ROSEVALE ESTATE, PENZANCE, CORNWALL, TR18 4NF

GUIDE PRICE £475,000 FREEHOLD

- * **THREE BEDROOMS * 22FT LIVING ROOM * KITCHEN/DINER * UTILITY ROOM ***
- * **CLOAKROOM * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING ***
- * **SOME UPDATING REQUIRED * ENCLOSED REAR GARDEN ***
- * **LAWNED GARDEN TO THE FRONT * DRIVEWAY AND ATTACHED GARAGE ***
- * **CUL-DE-SAC POSITION * CLOSE TO THE PROMENADE ***
- * **CLOSE TO MOST AMENITIES * IDEAL FAMILY OR RETIREMENT HOME ***
- * **EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED * EPC = D ***
- * **COUNCIL TAX BAND = E * APPROXIMATELY 79 SQUARE METRES ***

A rare opportunity to acquire a three bedroom detached bungalow located in a quiet cul-de-sac just off Alexandra Road, within a short walk of the promenade and other amenities. The property has spacious accommodation which would make an ideal family or retirement home. Although some updating is now required, Rosevale is highly sought-after location and we recommend an early appointment. There are gardens to the front and rear along with an attached garage and only a short stroll from the promenade. The main town of Penzance is approximately 5 minutes walk away and we recommend an early appointment.

ENTRANCE HALL: Built in cupboard, glazed door to:

LIVING ROOM: 22' 0" x 12' 0" (6.71m x 3.66m) Delabole slate fireplace with gas fire (at present disconnected), UPVC double glazed window overlooking front garden, TV point, radiator. Folding glazed doors to:

KITCHEN/DINER: 13' 10" x 9' 11" (4.22m x 3.02m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, built in linen cupboard, UPVC double glazed window overlooking rear garden, tiled flooring, radiator.

UTILITY ROOM: Plumbing for washing machine, wall mounted gas combi central heating boiler, tiled flooring, UPVC double glazed door to garden and courtesy door to garage.

CLOAKROOM: White suite comprising high flush WC, wash hand basin, UPVC double glazed window, tiled floor.

INNER HALLWAY: Built in airing cupboard, radiator, access to roof space.

BEDROOM ONE: 12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window overlooking front garden, built in wardrobe, radiator.

BEDROOM TWO: 10' 0" x 9' 2" (3.05m x 2.79m) (presently used as a dining room) UPVC double glazed window overlooking rear garden, built in wardrobe, radiator.

BEDROOM THREE: 10' 0" x 8' 10" (3.05m x 2.69m) UPVC double glazed window overlooking rear garden, built in wardrobe, radiator.

BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, UPVC double glazed window.

SEPARATE WC: Low level suite.

OUTSIDE: To the front of the property are lawned gardens with well stocked flower borders with driveway leading to:

GARAGE: 18' 2" x 9' 0" (5.54m x 2.74m) Up and over door (which now needs attention), power and light.

The rear garden has been paved and gravelled for ease of maintenance.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///quaking.chase.nurtures

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good.

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