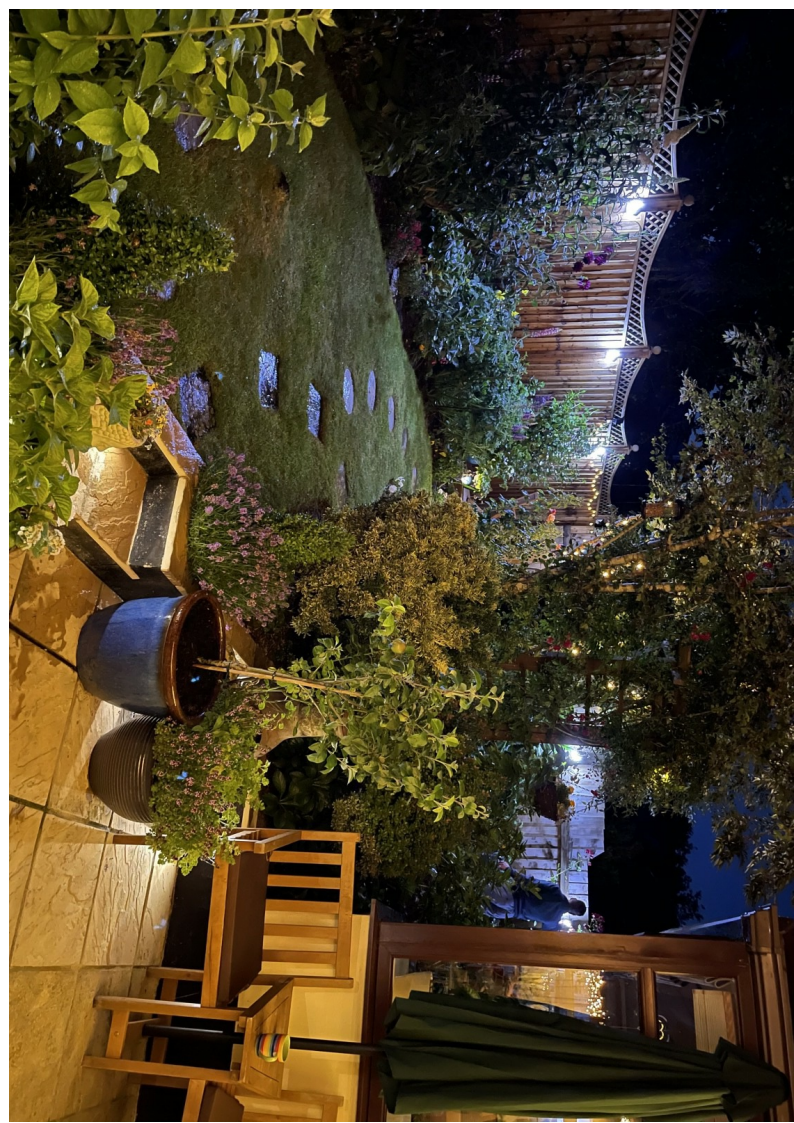


8 Lefra Orchard, St. Buryan,
Penzance, Cornwall, TR19 6EP









8 LEFRA ORCHARD, ST. BURYAN, PENZANCE, CORNWALL, TR19 6EP

GUIDE PRICE £315,000 FREEHOLD

*** DETACHED HOUSE * OFF STREET PARKING * GARAGE * FRONT AND REAR GARDENS ***

*** TWO DOUBLE BEDROOMS (ONE EN SUITE) * FAMILY BATHROOM ***

*** GROUND FLOOR CLOAKROOM * DUAL ASPECT LOUNGE * KITCHEN/BREAKFAST ROOM ***

*** SOLAR PANELS * LARGE CONSERVATORY ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 82 SQUARE METRES**

A beautifully presented detached two bedroom home in a popular cul-de-sac of similar properties on the outskirts of the village of St Buryan, close to all it's local amenities, such as primary school, public house, village shop and church. The accommodation comprises of dual aspect lounge with gas fireplace, kitchen/breakfast room with integral appliances, large conservatory to the rear and cloakroom on the groundfloor. On the first floor there are two double bedrooms, one of which is en suite and enjoy views across the village towards the church and family bathroom. There is parking for several vehicles to the front of the house leading to the garage with plumbing for washing machine and giving access to the rear garden. Both gardens are of a cottage style with established shrub and plant borders, of which the rear is fully enclosed by high level wooden fencing with areas laid to patio and wooden decking. The property is double glazed and heated via oil fired central heating and a viewing is highly recommended.

OPEN PORCH: Leads to to double glazed stain glass front door.

HALLWAY: Wood flooring, stairs rising with cupboard under, fretwork covered radiator, doors to:

LOUNGE: 17' 3" x 8' 11" (5.26m x 2.72m) Double glazed window to front, patio doors leading out into conservatory, wall lights, fretwork covered radiator, gas fire with wood surround and slate hearth.

CLOAKROOM: Double glazed window to front, WC, extractor fan, inset spotlights, vanity wash hand basin, radiator.

KITCHEN/BREAKFAST ROOM: 12' 8" x 10' 11" (3.86m x 3.33m) Double glazed window to rear and double glazed patio doors into conservatory, tiled floor, inset spotlights, range of base and wall mounted units with rolltop worksurfaces, tiling and lighting over, double electric oven, hob with extraction fan over, one and a half bowl ceramic sink unit, plumbing for washing machine/dishwasher and space for under counter fridge, radiator. Doors to:

CONSERVATORY: 15' 0" x 9' 6" (4.57m x 2.90m) Glazed to three sides with wall under, patio doors onto rear garden and further door into enclosed recycling area, wall lights, wooden flooring, radiator, fitted root blinds.

FIRST FLOOR LANDING: Access to loft space, door to:

SHELVED CUPBOARD: Radiator, further doors to:

BEDROOM ONE: 12' 7" x 9' 4" (3.84m x 2.84m) Two double glazed windows to rear with views over the village towards St Buryan church, radiator, door to:

EN SUITE SHOWER ROOM: Double glazed window to front, fully tiled mains shower cubicle, vanity wash hand basin, WC, radiator.

BEDROOM TWO: 11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear with views towards St Buryan church, radiator.

BATHROOM: Double glazed window to front, panelled bath with mixer shower over, WC, pedestal wash hand basin, inset spotlights, shaver light an point, heated towel rail.

OUTSIDE: To the front of the property there is parking for several vehicles leading to the garage, electric car charger point, pedestrian front door into:

GARAGE: 19' 7" x 9' 7" (5.97m x 2.92m) Eave storage space, power and light, water, further door to rear.

The front garden is laid to lawn with established shrubs and plants, pathway to side of the house leads to the fully enclosed rear garden with areas laid to lawn, patio and decking and an enclosed recycling area.

SERVICES: Mains water, electricity and drainage. Solar panels.

DIRECTIONS: Via "What3Words" app: ///birthing.banks.luckier

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. The property is constructed of block under a tiled roof.

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.

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01736 795040

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