



2 Churchfield Close, Ludgvan,
Penzance, Cornwall, TR20 8ER







2 CHURCHFIELD CLOSE, LUDGVAN, PENZANCE, CORNWALL, TR20 8ER

GUIDE PRICE £190,000 FREEHOLD

*** LOUNGE/BEDROOM TWO * DINING ROOM * KITCHEN * SHOWER ROOM ***

*** FRONT AND REAR GARDENS * NO ONWARD CHAIN * POPULAR VILLAGE LOCATION ***

*** VIEWING RECOMMENDED * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 48 SQUARE METRES ***

Offered for sale with no onward chain and situated on the outskirts of the popular village of Ludgvan with amenities such as public house, church, primary school and village shop/post office, is this nicely presented terraced bungalow with gardens to both the front and rear. The accommodation comprises of open plan lounge/dining room (of which the lounge was a bedroom, double bedroom), shower room. There are the aforementioned gardens to both the front and rear, of which the front garden can, with the necessary planning permissions, create off street parking. The bungalow is nicely presented and viewing is recommended.

Double glazed door into:

PORCH: Night storage heater, further double window to rear, internal glazed door into:

DINING ROOM: 12' 2" x 12' 0" (3.71m x 3.66m) Double glazed window to front, two wall lights, night storage heater, arch into:

LOUNGE (PREVIOUSLY BEDROOM TWO): 11' 10" x 9' 5" (3.61m x 2.87m) Two wall lights, night storage heater, shelved recess, double glazed patio doors to rear garden.

Doors from the dining room into:

KITCHEN: 9' 8" x 8' 2" (2.95m x 2.49m) Double glazed window to front, base and wall units, roll top worksurface with tiling over, space for fridge/freezer, cooker, dishwasher and washing machine, electric radiator, tiled floor.

Further door from the dining room into:

INNER HALLWAY: Which internally leads to:

BEDROOM: 11' 1" x 8' 3" (3.38m x 2.51m) Double glazed window to rear, night storage heater.

SHOWER ROOM: Fully tiled walls and floor, vanity wash hand basin, shower cubicle, WC, extractor fan, fan heater, light tunnel, cupboard housing hot water tank.

OUTSIDE: To the front of the property is a lawned garden which, subject to any necessary planning permissions, could create off street parking. To the rear is a fully enclosed patio style garden.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///dabbling.perform.firelight

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk