



11 Boswergy, Penzance, Cornwall,
TR18 4RL









11 BOSWERGY, PENZANCE, CORNWALL, TR18 4RL

GUIDE PRICE £350,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE WITH GAS FIRE * LARGE P SHAPE SUNROOM ***

*** KITCHEN/DINING ROOM * GARDENS * GARAGE * PARKING * SEA VIEWS ***

*** NO ONWARD CHAIN * POPULAR RESIDENTIAL LOCATION ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 95 SQUARE METRES ***

A detached bungalow situated in a popular residential cul-du-sac on the outskirts of Penzance with gardens to three sides and offered for sale with no onward chain. The accommodation comprises of three bedrooms, lounge with gas fire, sunroom enjoying views, kitchen/diner, bathroom with separate cloakroom. There is off street parking for several vehicles leading to the garage and the bungalow is situated within a corner plot and enjoys gardens to three sides, of which the rear has an area laid to patio enjoying rural views with further terraced garden with aluminium green house and wooden shed. The property is offered for sale with no onward chain, double glazed, gas centrally heated and an early viewing is highly recommended.

Double glazed into:

P SHAPED SUNROOM: 17' 3" x 9' 2" (5.26m x 2.79m) Polycarbonate roof with fan lights and skylights, tiled floor, glazed to three sides with distant sea and rural views, low level wall, door to:

HALLWAY: Radiator, cupboard housing hot water tank, wooden floor, access to loft, doors to:

LOUNGE: 16' 11" x 11' 11" (5.16m x 3.63m) Radiator, TV and telephone points, gas fire on tiled hearth and surround to one wall, double multi pane doors back into sunroom.

KITCHEN/DINING ROOM: 18' 9" x 9' 8" (5.72m x 2.95m) Kitchen area fitted with a range of base and wall units with tiled worksurfaces over, gas boiler, double glazed window to rear, one and a half bowl stainless steel sink, space for electric cooker, slimline dishwasher and washing machine. Dining area has breakfast bar, radiator, double glazed windows to side and rear, sliding patio door onto sun terrace, further door to front.

BEDROOM ONE: 12' 9" x 9' 11" (3.89m x 3.02m) Double glazed window to front, radiator, built in wardrobes.

BEDROOM TWO: 11' 8" x 7' 11" (3.56m x 2.41m) Double glazed window to side, radiator, built in wardrobes.

BEDROOM THREE: 8' 7" x 7' 10" (2.62m x 2.39m) Double glazed window to rear, radiator, built in wardrobes.

CLOAKROOM: Double glazed window to rear, radiator, low level WC, tiled floor.

BATHROOM: Double glazed window to rear, radiator, tiled floor and walls, vanity wash hand basin, bath with shower over, inset spotlights.

OUTSIDE: The property is approached over a driveway with parking for several vehicles leading to the:

GARAGE: 15' 10" x 8' 3" (4.83m x 2.51m) Electric roller door, power, light and water.

Gardens to three sides, which the front and side are laid to lawn with established trees and plant borders, all enclosed by low level granite hedge. The rear garden has an area laid to raised patio, which is enclosed by glass screen and stainless steel balustrade enjoying rural views, gravelled area, terraced lawned garden with aluminium greenhouse and wooden shed.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///wedge.ballparks.zapped](https://www.what3words.com/what3words/wedge.ballparks.zapped)

AGENTS NOTE: We understand from Openreach website that 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 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

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01736 795040

Camborne
01209 715672

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Lettings
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