

Hoegwel, 4 Penlee Close, Praa
Sands, Penzance, TR20 9SR









HOEGWEL, 4 PENLEE CLOSE, PRAA SANDS, PENZANCE, TR20 9SR

GUIDE PRICE £460,000 FREEHOLD

- * TWO BEDROOMS * 22FT LIVING ROOM * CONSERVATORY * KITCHEN ***
- * OIL CENTRAL HEATING * DOUBLE GLAZING * SEA GLIMPSES ***
- * SPACIOUS SHOWER ROOM * GOOD DECORATIVE ORDER ***
- * IDEAL FAMILY OR RETIREMENT HOME * LARGER THAN AVERAGE GARDENS ***
- * ATTACHED GARAGE * GRAVELLED DRIVEWAY ***
- * CONVENIENT POSITION * CLOSE PROXIMITY TO THE BEACH ***
- * EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 80 SQUARE METRES ***

A chance to acquire an extremely well presented two bedroom detached bungalow located in a larger than average plot within a small cul-de-sac, on the edge of Praa Sands. The property has well proportioned living accommodation which has been maintained to a high standard and really needs to be viewed internally to appreciate to the full. The property lends itself to a small family or retirement house. The garden is a particular feature being larger than average, lawned with a good degree of privacy. To the side of the property is an attached garage along with further parking to the front. Penlee close is located on the approach to Praa Sands within easy access to the beach and coastal footpath. The town of Penzance is approximately 6 miles away, and likewise the town of Helston, both with a good array of amenities. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: Built in cloaks cupboard, coving, radiator.

LOUNGE/DINING ROOM: 22' 2" x 13' 0" (6.76m x 3.96m) UPVC double glazed window to front, wall lights, coving, radiator. Double glazed sliding patio doors to:

CONSERVATORY: 11' 9" x 5' 8" (3.58m x 1.73m) Sea glimpses, UPVC double glazed, radiator.

KITCHEN: 12' 4" x 7' 9" (3.76m x 2.36m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, UPVC double glazed window with sea glimpses, built in oven, four ring hob and extractor hood over, oil central heating boiler, plumbing for washing machine, UPVC double glazed door to garden.

BEDROOM ONE: 12' 4" x 11' 10" (3.76m x 3.61m) UPVC double glazed window with sea glimpses, coving, radiator.

BEDROOM TWO: 10' 0" x 9' 2" (3.05m x 2.79m) UPVC double glazed window, radiator.

SHOWER ROOM: White suite comprising vanity unit with wash hand basin and cupboards below, low level WC with concealed cistern, walk in shower with glazed screen, fully tiled walls, UPVC double glazed window, towel rail.

OUTSIDE: The property stands in larger than average plot, being mainly lawned with mature trees and shrubs creating a good degree of privacy, greenhouse, gravelled parking area leading to:

ATTACHED GARAGE: 22' 3" x 10' 0" (6.78m x 3.05m) Metal up and over door, power and light.

SERVICES: Mains water, electricity, septic tank drainage and oil central heating.

DIRECTIONS: Via "What3Words" app: [///kite.highways.unfounded](https://www.what3words.com/kite-highways-unfounded)

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

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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