



53a Tregurtha View, Goldsithney,  
Penzance, TR20 9LU



Marshall's

ESTATE AGENTS















**53A TREGURTHA VIEW, GOLDSITHNEY, PENZANCE, TR20 9LU**

**GUIDE PRICE £350,000 FREEHOLD**

- \* TWO BEDROOMS \* LIVING ROOM \* CONSERVATORY \* FITTED KITCHEN \* SHOWER ROOM \***
- \* UPVC DOUBLE GLAZING \* OIL FIRED CENTRAL HEATING \***
- \* GOOD DECORATIVE ORDER THROUGHOUT \* IDEAL RETIREMENT OR INVESTMENT HOME \***
- \* EASY TO MAINTAIN PAVED GARDENS TO FOUR SIDES \***
- \* GARAGE WITH PEDESTRIAN ACCESS FROM THE GARDEN \***
- \* CENTRAL POSITION \* CONVENIENT FOR MOST AMENITIES \***
- \* VIEWING RECOMMENDED \* EPC = D \* COUNCIL TAX BAND = B \***
- \* APPROXIMATELY 54 SQUARE METRES \***

A rare chance to acquire an extremely well presented two bedroom detached bungalow located in a small quiet residential estate on the outskirts of the popular village of Goldsithney. The accommodation comprises of the aforementioned two bedrooms, shower room, lounge, conservatory and kitchen. There are enclosed gardens to four sides and a garage in a block which can be accessed via a pedestrian door from the garden. The bungalow is double glazed, centrally heated and offered for sale with no onward chain.

**ENTRANCE HALL:** Laminate flooring.

**LOUNGE / DINING ROOM:** 14' 2" x 11' 3" (4.32m x 3.43m) UPVC double glazed windows, laminate flooring, radiator. UPVC double glazed door to:

**CONSERVATORY:** 8' 4" x 5' 9" (2.54m x 1.75m) Triple aspect overlooking paved gardens, UPVC double glazed windows, tiled flooring, door to garden.

**KITCHEN:** 9' 8" x 9' 6" (2.95m x 2.9m) Stainless steel single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, built in oven, four ring gas hob and extractor hood over, plumbing for washing machine, space for fridge freezer, UPVC double glazed window overlooking rear courtyard garden, door to garden.

**BEDROOM ONE:** 13' 8" x 8' 10" (4.17m x 2.69m) UPVC double glazed window overlooking rear garden, laminate flooring, radiator.

**BEDROOM TWO:** 8' 10" x 8' 0" (2.69m x 2.44m) UPVC double glazed window to the front, laminate flooring, radiator.

**SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level w.c., shower cubicle with glazed door and chrome fittings, UPVC double glazed window, built in linen cupboard, radiator, access to the loft space.

**OUTSIDE:** The property has gardens to four sides which have been paved and gravelled for ease of maintenance with attractive flower borders offering a good degree of privacy. There is a garage in the block to the side of the property although due to the position of the bungalow there is a pedestrian door from the garden directly into the back of the garage. Within the rear garden there is a water butt, oil tank and oil central heating boiler along with Calor gas cylinders for the hob in the kitchen.

**SERVICES:** Mains water, electricity and drainage. Oil for central heating and Calor gas for kitchen hob.

**DIRECTIONAL NOTE:** From Penzance take the Marazion bypass. At the roundabout turn left signposted Goldsithney. As you approach the village take the first turning left into Tregurtha View, continue nearly to the bottom of the close and take the second turning on your left hand side which will bring you back around to 53a.

**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 O2 which was good. The property is constructed of bricks over 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



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