



8 St. Pol De Leon View, Trungle,
Penzance, Cornwall, TR19 6US









8 ST. POL DE LEON VIEW, TRUNGLE, PENZANCE, CORNWALL, TR19 6US

GUIDE PRICE £395,000

A semi detached two bedroom single storey barn conversion with gardens, garage and parking, situated in the church village of Paul offered for sale with no onward chain.

*** * TWO BEDROOMS * LOUNGE/DINING ROOM * SHOWER ROOM ***

*** KITCHEN WITH APPLIANCES * GARDENS & GARAGE * NO ONWARD CHAIN ***

*** POPULAR VILLAGE LOCATION * EPC = G * COUNCIL TAX BAND C ***

*** APPROXIMATELY 72 SQUARE METRES ***

Situated in the popular village of Paul close to all its amenities to include Church, Public House, Football and Cricket Clubs is this semi detached single storey two bedroom barn conversion offered for sale with No Onward Chain. The accommodation in brief comprises of two bedrooms, shower room, kitchen with some integral appliances and lounge/dining room with free standing wood burner. There are cottage style gardens to the front with a large garage and parking for one vehicle. The property is double glazed and electrically centrally heated and an internal viewing is recommended.

Wooden stable door into:

KITCHEN: 12' 3" x 8' 9" (3.73m x 2.67m) Two double glazed windows, base and wall units with worksurfaces and splashback over, single drainer stainless steel sink. Electric oven, hob with extractor over. Integrated dishwasher and washing machine. Built in shelved cupboard to one wall. tiled floor and inset spotlights. half glazed door into:

LOUNGE/DINING ROOM: 20' 6" x 14' 7" (6.25m x 4.45m) Vaulted ceiling with light tunnels,, 3 double glazed windows to front and side. Wooden floor, wood burner on slate hearth with part granite/brick chimney breast. Radiator, 3 wall lights. Doors to:

BEDROOM TWO: 10' 5" x 6' 8" (3.17m x 2.03m) Double glazed window to front, radiator, tiled floor.

HALLWAY: Skylight to rear, wooden floor, cupboard housing electric boiler and hot water tank.

BEDROOM ONE: 14' 0" x 9' 5" (4.27m x 2.87m) Double glazed window to front, radiator, built in wardrobes.

SHOWER ROOM: Fully tiled shower cubicle, W/C, vanity wash basin, heated towel rail, extractor fan, inset spotlights.

OUTSIDE: Parking for one vehicle in front of:

GARAGE: 16' 8" x 17' 11" (5.08m x 5.46m) Up and over door, power and light, pedestrian door to:

GARDEN: Accessed via pathway to front with areas laid to lawn, patio and chipping all enclosed by established plant and shrubs.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: From Penzance proceed into the village of Newlyn and continue straight up Chywoone Hill, following this to the top, going past Gurnick Road on your right hand side and continue through the S bend, on the second part of the S bend turn left signed posted Paul. Proceed into the village of Paul and take the first turning right in St Paul De Leon, number 8 can be found on the left of the cul-de-sac.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 and there was no signal. The property is constructed of cavity wall, granite face under a slate 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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