

27 Parc An Cady Estate, St.
Buryan, Penzance, Cornwall, TR19
6DD



Marshall's

ESTATE AGENTS









27 PARC AN CADY ESTATE, ST. BURYAN, PENZANCE, CORNWALL, TR19 6DD

GUIDE PRICE £175,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * LOUNGE WITH OPEN FIREPLACE ***

*** KITCHEN/DINING ROOM * UTILITY ROOM * GROUND FLOOR CLOAKROOM ***

*** FIRST FLOOR BATHROOM * FRONT AND REAR GARDENS ***

*** NO ONWARD CHAIN * ON STREET PARKING * SECTION 157 LOCAL AUTHORITY CLAUSE ***

*** EPC = F * COUNCIL TAX BAND = A * APPROXIMATELY 70 SQUARE METRES ***

Offered for sale with no onward chain is this two bedroom terraced home with gardens to both front and rear, and set within the popular village of St Buryan with all its amenities to comprise of Public House, primary school, post office and church. The accommodation comprises of two double bedrooms on the first floor with lounge, kitchen/dining room, utility and cloakroom on the ground floor. There are gardens to both the front and rear and the property is double glazed throughout. This property would make an ideal family/first time buy for those that can prove a connection to Cornwall for the last three years.

Double glazed door into:

HALLWAY: Stairs rising, doors to:

LOUNGE: 11' 0" x 10' 6" into recess (3.35m x 3.20m) Double glazed window to front, open fire on tiled hearth and surround.

KITCHEN/DINING ROOM: 17' 5" x 9' 0" (5.31m x 2.74m) Double glazed window to rear, storage cupboard, range of base and wall units to one wall, electric cooker point, oil fired Rayburn (not tested), door to:

REAR LOBBY: Double glazed door to rear garden, further door to:

CLOAKROOM: WC and double glazed window to rear.

UTILITY ROOM: 6' 0" x 6' 0" (1.83m x 1.83m) Two double glazed windows to rear, stainless steel sink with base unit, plumbing for washing machine.

FIRST FLOOR LANDING: Access to loft.

BEDROOM ONE: 14' 3" x 9' 2" (4.34m x 2.79m) Double glazed window to front, over stairs wardrobe.

BEDROOM TWO: 11' 4" x 9' 10" (3.45m x 3.00m) Double glazed window to rear, cupboard housing hot water tank.

BATHROOM: Double glazed window to rear, wash hand basin, bath, WC.

OUTSIDE: Garden to front is laid to chipping with central flower bed enclosed by hedging, shared pedestrian access to side of the property leads to the rear garden which is laid to patio and lawn with wooden shed, oil tank and enclosed by wooden fencing.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///dweller.husbands.asterisk

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile signal for O2 which was fair. 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



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