



24 Gurnick Road, Newlyn,
Penzance, Cornwall, TR18 5DG







24 GURNICK ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5DG

£300,000 FREEHOLD

*** THREE BEDROOMS * KITCHEN/FAMILY ROOM * BATHROOM * FIRST FLOOR CLOAKROOM ***

*** GAS CENTRAL HEATING * SEA VIEWS OVER MOUNTS BAY * LARGE GARDENS ***

*** OFF ROAD PARKING * EPC = E * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 94 SQUARE METERS ***

Lovely sea views over Mount's Bay towards St Michael's Mount and beyond from the first floor of this well presented three bedroom detached dormer bungalow set in large gardens.

The property has spacious accommodation which would make an ideal family home and really needs to be viewed internally to appreciate to the full. The accommodation can be quite versatile given the extension to the rear and could be used in a variety of ways. There is a long drive to the front of the property and large gardens to the side previously having planning permission for a building plot.

ENTRANCE HALL: Coats cupboard, storage housing gas central heating boiler, radiator.

LIVING ROOM: 18' 8" x 9' 8" (5.69m x 2.95m) UPVC double glazed window overlooking rear garden, TV point, double glazed door to garden, two radiators. Door to:

BEDROOM THREE: 9' 2" x 7' 10" (2.79m x 2.39m) Double glazed window overlooking gardens, double glazing sliding patio door to garden, TV point, radiator.

KITCHEN/FAMILY ROOM: UPVC double glazed window overlooking front garden, TV point, open plan enters kitchen area, stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in double oven, four ring hob with extractor fan over, sunken spotlights, radiator.

BATHROOM: White suite comprising P shape bath with shower over and glazed screen, vanity unit with wash hand basin and cupboard below, low level WC, UPVC double glazed window, fully tiled wall, chrome towel rail.

FIRST FLOOR LANDING: Built in cupboard with plumbing for washing machine.

CLOAKROOM: White suite comprising low level WC, wash hand basin, double glazed window and radiator.

BEDROOM ONE: 12' 7" x 9' 3" (3.84m x 2.82m) Double glazed window with lovely panoramic sea views across Mount's Bay and St Michael's Mount, fitted wardrobes with mirrored door, radiator, sliding door to en suite, fully tiled shower.

BEDROOM TWO: 12' 7" x 7' 8" (3.84m x 2.34m) Double glazed window to rear, built in wardrobes, radiator.

OUTSIDE: Large lawned area to the side of the property, long driveway with off road parking. To the rear of the property is another small garden with large shed. Previously planning permission was granted for a detached dwelling in the garden.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///method.earmarked.sandbags](https://www.what3words.com/#!/method.earmarked.sandbags)

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.

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.

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