

Honeywell, Trevenner Lane,
Marazion, Cornwall, TR17 0BL



Marshall's
ESTATE AGENTS









HONEYWELL, TREVENNER LANE, MARAZION, CORNWALL, TR17 0BL

GUIDE PRICE £385,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM ***

*** KITCHEN/DINING ROOM * LOUNGE * FRONT AND REAR GARDENS ***

*** OFF STREET PARKING * DETACHED GARAGE * DOUBLE GLAZING ***

*** OIL FIRED CENTRAL HEATING * NO ONWARD CHAIN * SEA VIEWS ***

*** EPC = TBC * COUNCIL TAX BAND = D ***

A three bedroom semi detached bungalow with gardens, garage and parking, situated on the outskirts of the coastal town of Marazion and offered for sale with no onward chain. The accommodation comprises of lounge, kitchen/diner, bedroom and cloakroom on the groundfloor. On the first floor there are two double bedrooms and bathroom, of which the bedrooms enjoy distant sea views across Mount's Bay towards Penzance. The property enjoys gardens to both the front and rear and a gravelled driveway with parking for several vehicles leading to the detached garage. The property is double glazed and oil fired centrally heated throughout and a viewing is highly recommended.

Sliding door into:

PORCH: Wooden door with glazed side panel into:

MAIN HALLWAY: Stairs rising, built in cupboard, radiator, doors to:

LOUNGE: 15' 9" x 11' 9" (4.80m x 3.58m) Double glazed window to front, radiator, electric fireplace to one wall, coved ceiling, three wall lights, door to:

KITCHEN/DINING ROOM: 20' 3" x 7' 9" (6.17m x 2.36m) Radiator, two double glazed windows to rear, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, plumbing for washing machine, space for electric cooker, doors to:

REAR HALLWAY: Radiator, half glazed door to the:

CLOAKROOM: Radiator, double glazed window to rear, WC.

Further door from rear hallway to:

PORCH: With double glazed door and window to rear, further door to:

Door from kitchen to:

HALLWAY: Further door to:

BEDROOM THREE: 12' 4" x 8' 10" (3.76m x 2.69m) Double glazed window to front, radiator, built in wardrobe.

FIRST FLOOR LANDING: Access to loft, doors to:

BEDROOM ONE: 12' 2" x 9' 10" (3.71m x 3.00m) Double glazed window to front with sea views towards Penzance, radiator, built in wardrobes, walk in storage into eave space.

BEDROOM TWO: 12' 1" x 9' 10" (3.68m x 3.00m) Double glazed window to front with the aforementioned views, radiator, built in wardrobes, walk in storage into eave space.

BATHROOM: Double glazed window to rear, WC, pedestal wash hand basin, bath with electric shower over, radiator, cupboard housing hot water tank.

OUTSIDE: The property is approached across the gravelled driveway to the side of the property with parking for several vehicles and the external oil fired boiler. Driveway leads to the:

GARAGE: 19' 2" x 9' 3" (5.84m x 2.82m) Up and over door, power and light and window to rear.

The front garden is laid to patio with established plant borders. To the rear is an outside tap, two areas of patio and lawn with wooden shed, all enclosed by wooden fencing.

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

DIRECTIONS: Via "What3Words" app: ///vocally.compound.pats

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 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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