

Ding Dong, Rectory Road, St  
Bryan, Cornwall, TR19 6BB









**DING DONG, RECTORY ROAD, ST BURYAN, CORNWALL, TR19 6BB**

**GUIDE PRICE £650,000 FREEHOLD**

**\* FOUR DOUBLE BEDROOMS \* DETACHED BUNGALOW \* DOUBLE GARAGE \***

**\* LARGE GARDENS \* POPULAR VILLAGE LOCATION \* CENTRAL HEATING \***

**\* NO ONWARD CHAIN \* SUN ROOM TO REAR \* EPC = F \* COUNCIL TAX BAND = E \***

**\* APPROXIMATELY 153 SQUARE METRES \***

A modern four bedroom detached bungalow set within large gardens and situated within the popular village of St Buryan with all its local amenities. The accommodation comprises of four double bedrooms, one of which is en suite, lounge, dining room, sun room, kitchen/breakfast room and the property is double glazed and gas centrally heated. There is parking for several vehicles to the front of the bungalow leading to the detached garage and a particular feature are the large enclosed gardens to both the front and rear. The garage, subject to planning permission, could be utilised for further accommodation. The property is offered for sale with no onward chain and a viewing is highly recommended to fully appreciate.

UPVC Double glazed door into:

**PORCH:** Tiled floor, double glazed windows to two sides, fitted shelving, glazed door with side panel into:

**HALLWAY:** Solid wood floor, two radiators, built in cloak cupboard, access to loft, further cupboard housing electric fuse box, doors to:

**DINING ROOM:** 14' 9" x 11' 3" (4.50m x 3.43m) Serving hatch into kitchen, coved ceiling, radiator, double glazed window to side, feature granite archway into:

**LOUNGE:** 17' 8" x 13' 0" (5.38m x 3.96m) Double glazed window to rear, double glazed sliding patio doors into sun room, iron Belmont gas stove on slate hearth with exposed granite wall behind.

**SUN ROOM:** 17' 6" x 14' 0" (5.33m x 4.27m) Double glazed to three sides with door to rear, tiled floor, polycarbonate canopy roof, two wall lights, tap.

**KITCHEN/BREAKFAST ROOM:** 14' 4" x 11' 3" (4.37m x 3.43m) Two double glazed windows to rear, tiled floor base and wall units with tiled worksurfaces and complementary wall tiling over, one and a half bowl stainless steel sink unit, integral fridge, double oven, space for dishwasher, two radiators, breakfast bar, door to:

**UTILITY ROOM:** 11' 1" x 9' 7" (3.38m x 2.92m) Double glazed door and window to rear, tiled floor, base and wall units with tiled worksurfaces and splashback, plumbing for washing machine, circular sink, cupboards housing boiler, hot water tank and cloaks cupboard, radiator.

**BEDROOM ONE:** 16' 6" x 13' 0" (5.03m x 3.96m) Double glazed bow window to front, two radiators, coved ceiling, door to:

**EN SUITE:** Fully tiled walls and floor, shower cubicle, pedestal wash hand basin, bidet, WC, radiator, heated towel rail, fan heater, shaver point, door and window to rear, illuminated mirror.

**BEDROOM TWO:** 12' 10" x 9' 8" (3.91m x 2.95m) Double glazed window to front, radiator.

**BEDROOM THREE:** 11' 3" x 9' 7" (3.43m x 2.92m) Double glazed window to front, radiator.

**BEDROOM FOUR:** 13' 1" x 9' 7" (3.99m x 2.92m) Double glazed windows to front and side, radiator.

**BATHROOM:** Double glazed window to front, coloured suite comprising of pedestal wash hand basin, WC, corner bath, fully tiled shower cubicle, fully tiled walls and floor, heated towel rail, fan heater, radiator, illuminated mirror, shaver point.

**OUTSIDE:** The property is approached over a gravelled driveway with parking for multiple vehicles leading to the:

**DETACHED DOUBLE GARAGE:** 19' 6" x 19' 6" (5.94m x 5.94m) Pitch roof with two skylights to rear, partially boarded loft space, two up and over doors, door and window to side.

The front garden is laid to lawn with established shrubs and plant borders, pathway to side of garage and between garage and property leads to the rear garden with large patio, outside tap, lawned gardens, all enclosed by established shrubs and plants, including rhododendrons, roses and coniferous and deciduous trees.

**SERVICES:** Mains water, electricity and drainage. LPG heating.

**DIRECTIONS:** Via: "What3Words" app: [///sprinkler.disbelief.highways](https://www.what3words.com/sprinkler.disbelief.highways)

**AGENTS NOTE:** We understand from Openreach that Full Fibre Broadband (FTTP) 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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