



14 Tower Meadows, St. Buryan,
Penzance, TR19 6AJ









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£475,000 FREEHOLD

*** FOUR BEDROOMS * EN SUITE SHOWER ROOM TO MAIN BEDROOM ***

*** FAMILY BATHROOM * DOUBLE GLAZING ***

*** CENTRAL HEATING * GOOD DECORATIVE ORDER ***

*** IDEAL FAMILY HOME * LIVING ROOM ***

*** DINING ROOM * KITCHEN / BREAKFAST ROOM ***

*** CLOAKROOM * CONSERVATORY ***

*** ENCLOSED WESTERLY FACING REAR GARDENS * GRAVELLED PARKING AREA ***

*** DETACHED DOUBLE GARAGE * CUL-DE-SAC POSITION ***

*** CLOSE TO MOST AMENITIES * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = E * APPROXIMATELY 146 SQUARE METRES ***

A chance to acquire an extremely well presented four bedroom detached modern style family home situated in a quiet residential cul-de-sac in the centre of the popular village of St Buryan therefore within close proximity of most amenities. The property has spacious accommodation which the present vendors have maintained to a good standard and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the garden to the rear which is of a westerly direction being laid to lawn with mature trees and shrubs surrounding which gives a good degree of privacy. To the front of the property there is a gravelled parking and turning area which leads to a detached double garage. Tower Meadows is a short walk from the centre of St Buryan with its local shop, church, public house and nearby school. Due to the popularity of properties such as this we would highly recommend an early appointment to avoid disappointment.

ENTRANCE VESTIBULE: Glazed door to:

ENTRANCE HALL: Built in cloaks cupboard, under stairs storage cupboard, coving, radiator.

CLOAKROOM: White suite comprising wash hand basin, low level w.c., coving, radiator.

LIVING ROOM: 20' 4" x 11' 4" (6.20m x 3.45m) Open fireplace with propane gas coal effect burner set on a slate hearth, double glazed sliding sash windows to the front and rear, tv point, coving, radiator.

DINING ROOM: 13' 2" x 11' (4.01m x 3.35m) Double glazed sliding sash window to the front, radiator.

KITCHEN / BREAKFAST ROOM: 14' 10" x 14' 8" (4.52m x 4.47m) Stainless steel inset twin bowl sink with cupboards below, extensive range of fitted wall and base units with work surfaces and power points, central work station with granite work surfaces and cupboards below, built in oven, five ring propane gas hob and extractor hood over, integrated fridge/freezer, plumbing for washing machine and dishwasher, tiled flooring, double glazed sliding sash window, coving, radiator.

CONSERVATORY 15' 1" x 9' 5" (4.60m x 2.87m) Double aspect overlooking rear gardens, tiled flooring, electric radiator, UPVC double glazed doors to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Built in linen cupboard, coving, access to roof space.

BEDROOM ONE: 16' 3" narrowing to 13' 4" x 14' 10" (4.95m narrowing to 4.06m x 4.52m) Double glazed sliding sash window to the rear, coving, radiator.

ENSUITE SHOWER ROOM: White suite comprising tiled shower cubicle with folding door, pedestal wash hand basin, low level w.c., double glazed sliding sash window, sunken spotlights, coving, chrome towel rail.

BEDROOM TWO: 12' 3" x 11' 1" (3.73m x 3.38m) Double glazed sliding sash window to the front, coving, radiator.

BEDROOM THREE: 11' 10" x 11' 6" (3.61m x 3.51m) Double glazed sliding sash window to rear, coving, radiator.

BEDROOM FOUR: 11' 10" x 8' 2" (3.61m x 2.49m) Double glazed sliding sash window to the front, coving, radiator.

BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachment, tiled shower cubicle with sliding glazed door, pedestal wash hand basin, low level w.c., sunken spotlights, white towel rail.

OUTSIDE: The property stands in well kept lawned gardens surrounded by high hedging and mature shrubs which creates a good degree of privacy facing a westerly direction. There is a paved terrace along with a further side lawned garden and side access to the front garden which is laid to lawn with Cornish stone hedging and attractive flower borders. There is a large gravelled parking and turning area leading to:

DETACHED DOUBLE GARAGE: 19' 0" x 8' 3" (5.79m x 2.51m) Metal up and over doors, power and light, two windows.

AGENTS NOTE: Permission has been granted for the removal of conservatory and a single storey extension to be built in its place PA24/00593. We understand from Openreach website 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 slate roof.

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

DIRECTIONAL NOTE: Proceed into the village of St Buryan from Penzance taking the first turning right just before the church, continue along this road for approximately 400 yards turning left into Tower Meadows whereby the property can be found on your right hand side.

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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