



Lowarn Boscaswell Downs,
Pendeen, Penzance, TR19 7DR







LOWARN BOSCASWELL DOWNS, PENDEEN, PENZANCE, TR19 7DR

GUIDE PRICE £395,000 FREEHOLD

An extremely well presented three bedroom detached bungalow built to a high standard located in a quiet traffic free location in the centre of the popular village of Pendeen.

- * THREE BEDROOMS * LIVING ROOM * KITCHEN / DINING ROOM ***
- * UTILITY ROOM * SPACIOUS BATHROOM * OIL FIRED CENTRAL HEATING ***
- * DOUBLE GLAZING * SOME SEA VIEWS * GOOD DECORATIVE ORDER ***
- * IDEAL FAMILY OR RETIREMENT HOME ***
- * ATTACHED GARAGE * PARKING TO FRONT * LAWNED GARDENS TO FRONT AND REAR ***
- * CENTRAL POSITION * CONVENIENT FOR MOST AMENITIES * EPC = C ***
- * COUNCIL TAX BAND = D * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * APPROXIMATELY 94 SQUARE METRES ***

An extremely well presented three bedroom detached bungalow built to a high standard located in a quiet traffic free location in the centre of the popular village of Pendeen. The property has spacious, well proportioned living accommodation which is offered for sale in good decorative order and really needs to be viewed internally to be appreciated to the full. There are some sea views from the rear of the property across surrounding countryside and Lowarn stands in well kept lawned gardens to both the front and rear. The gravelled driveway and parking area leads to the attached garage. Pendeen is a popular village with a good array of amenities and within close walking distance of the north Cornish coastline. Due to the popularity of properties such as this, we would highly recommend an early appointment.

ENTRANCE HALL: Coving, wall lights, radiator.

LIVING ROOM: 15' 2" x 11' 9" (4.62m x 3.58m) Sea views across surrounding countryside, open fireplace with multifuel stove flanked by recesses, double glazed window overlooking rear garden, wall lights, tv point, radiator.

KITCHEN / DINING ROOM: 14' 0" x 11' 9" (4.27m x 3.58m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, built in oven with four ringed hob and extractor hood over, integrated dishwasher, sunken spotlights, coving, double glazed window overlooking rear garden with sea views in the distance, radiator, door to garden. Door to:

UTILITY ROOM: 10' 2" x 4' 10" (3.1m x 1.47m) Oil fired central heating boiler, plumbing for washing machine, double glazed window overlooking rear garden, courtesy door to garage.

BEDROOM ONE: 12' 2" x 10' 9" (3.71m x 3.28m) Double glazed window overlooking the front gardens, built in wardrobe, coving, radiator.

BEDROOM TWO: 12' 2" x 9' 3" (3.71m x 2.82m) Double glazed window overlooking front gardens, coving, radiator.

BEDROOM THREE: 11' 8" x 8' 7" (3.56m x 2.62m) Double glazed window to the rear with distant sea views over surrounding countryside, built in wardrobe, coving, radiator.

BATHROOM: 10' 10" x 9' 3" (3.3m x 2.82m) White suite comprising panelled bath, separate semi circular shower cubicle with glazed door, pedestal wash hand basin, low level w.c., bidet, built in airing cupboard, towel rail, radiator.

OUTSIDE: To the rear of the property there are enclosed lawned gardens surrounded by hedging and shrubs which create a good degree of privacy with side access to the front garden being of a good size and fenced with a large lawned area with gravelled driveway and turning area leading to:

ATTACHED GARAGE: 16' 2" x 10' 3" (4.93m x 3.12m) Up and over door, power and light, window to the side, radiator, access to roof space.

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

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

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Lettings
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