



13 Tregender Road, Crowlas,
Penzance, Cornwall, TR20 8DN







13 TREGENDER ROAD, CROWLAS, PENZANCE, CORNWALL, TR20 8DN

£365,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * EN SUITE * FAMILY BATHROOM * LOUNGE ***

*** KITCHEN/DINING ROOM * UTILITY ROOM * SEA VIEWS ***

*** FRONT AND REAR GARDENS * PARKING * GARAGE ***

*** DOUBLE GLAZING * OIL FIRED CENTRAL HEATING ***

*** EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 77 SQUARE METRES ***

A beautifully presented and recently extended by the present vendors, three bedroom link detached bungalow, situated within the popular village of Crowlas and enjoying views across towards Mount's Bay and beyond from the front elevation. The accommodation comprises of three double bedrooms, one of which is en suite, family bathroom, lounge with the aforementioned views and large kitchen/dining room with utility leading off the dining area and patio doors onto the rear garden. There are lawned gardens to both the front and rear, off street parking for several vehicles leading to the garage with electric roller door. The property is double glazed and heated via oil fired central heating and would make an ideal family or retirement home. The village of Crowlas is located on the A30, between Penzance and Hayle and has local amenities such as village store and the primary school of Ludgvan is close by. Viewing is highly recommended to fully appreciate this lovely property.

UPVC double glazed door into:

PORCH: Double glazed to three sides, half glazed door into:

HALLWAY: Inset spotlights, laminate wood floor, radiator, access to loft (part boarded, power and light), doors to:

LOUNGE: 14' 6" x 11' 10" (4.42m x 3.61m) Double glazed picture window to front with views towards St Michael's Mount, wood burner, radiator, fitted cupboards to one wall.

KITCHEN/DINING ROOM: 23' 2" x 16' 9" (7.06m x 5.11m) Laminated wood floor, base units with wooden worksurfaces over, pantry cupboard, single drainer sink unit, space for range cooker with extractor over, integrated dishwasher, space for fridge/freezer, radiator. High level window, canopied skylight, double glazed sliding patio doors onto the rear garden, door to:

UTILITY ROOM: 7' 9" x 6' 0" (2.36m x 1.83m) Window to rear, oil boiler, plumbing for washing machine, fitted shelves.

BATHROOM: Tiled floor and part tiled walls, double glazed to rear, vanity wash hand basin, WC, panelled bath, fully tiled main shower cubicle, inset spotlights, extractor fan, heated towel rail.

BEDROOM ONE: 11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to rear, radiator, inset spotlights.

EN SUITE: Fully tiled walls and floor, inset spotlights, extractor fan, vanity wash hand basin, WC, fully tiled shower cubicle, heated towel rail.

BEDROOM TWO: 11' 10" x 8' 8" (3.61m x 2.64m) Double glazed window to front, radiator, views towards St Michael's Mount, inset spotlights.

BEDROOM THREE: 9' 1" x 8' 7" (2.77m x 2.62m) Double glazed window to front with the aforementioned views, radiator, inset spotlights.

OUTSIDE: Front garden is laid to lawn with driveway for several vehicles leading to the:

GARAGE: Electric up and over door, power and light and pedestrian door to:

REAR GARDEN: Laid to lawn with further areas of patio and gravelled with outside tap backing onto open farmland.

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

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 built of cavity wall 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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