Pendle, Lower Drift, Penzance,
Cornwall, TR19 6AA

Marshall's
ESTATE AGENTS

PENDLE, LOWER DRIFT, PENZANCE, CORNWALL, TR19 6AA

£400,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE/DINING ROOM ***

*** SECONDARY LIVING ROOM * FITTED KITCHEN * STUDY * OFF STREET PARKING ***

*** GARAGE * FRONT AND REAR GARDENS * EPC = G * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 106 SQUARE METRES ***

A three/four bedroom double fronted granite house, situated in the village of Drift, approximately 3 miles west of Penzance. This spacious accommodation comprises of lounge/dining room, secondary lounge/bedroom four, kitchen and study/utility area on the ground floor. On the first floor there are three double bedrooms and family bathroom. Gardens to both the front and rear of the property with off street parking and detached garage. The house is double glazed and heated via bottled gas central heating system and viewing is higly recommended.

UPVC double glazed door into:

OUTER HALLWAY: Mosaic tiled floor , half glazed door into:

MAIN HALL: Stairs rising with cupboard under, doors to:

LOUNGE/DINING ROOM: 19' 7" x 9' 5" (5.97m x 2.87m) Double glazed windows to front and rear, gas fire on marble hearth, tiled surround with marble mantle over, recess to one side, radiator.

LOUNGE/BEDROOM FOUR: 11' 3" x 9' 11" (3.43m x 3.02m) With slate fireplace to one wall, UPVC double glazed window to front.

KITCHEN: 13' 1" x 12' 5" (3.99m x 3.78m) Range of solid wood base and wall units with worksurfaces over, radiator, vaulted open beamed ceiling, two bowl ceramic sink, space for range cooker, tiled floor, windows and stable door to rear, integrated washing machine/dishwasher, cupboard housing fridge/freezer. Kitchen opens into:

STUDY: 8' 4" x 7' 2" (2.54m x 2.18m) Tiled floor, inset spotlights, radiator, door into main hallway.

FIRST FLOOR LANDING: Window to rear, access to large loft space.

BEDROOM ONE: 13' 10" x 9' 3" (4.22m x 2.82m) Two double glazed windows to front with views over open farmland, radiator, built in wardrobes.

BEDROOM TWO: 11' 3" x 9' 10" (3.43m x 3.00m) Double glazed window to front, radiator, range of wardrobes to one wall.

BEDROOM THREE: 9' 8" x 8' 6" (2.95m x 2.59m) Sash window to rear, radiator, pedestal wash hand basin.

BATHROOM: Double glazed window to side, tiled floor, heated towel rail, wall mounted electric fan heater, pedestal wash hand basin, WC, P shaped bath with electric shower over, cupboard housing combination boiler.

OUTSIDE: The property is approached over a central pathway with areas laid to lawn and established shrubs and plants to either side, pathway to the side of the property leads to the rear garden, again with established shrubs and plant beds, outside WC, patio area. Driveway with parking for several vehicles lead to the:

GARAGE: 13' 7" x 8' 9" (4.14m x 2.67m) Wooden door, power and lights.

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

AGENTS NOTE: We understand from Openreach 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 granite under a slate roof.

DIRECTIONS: Via "What3Words" app: ///poem.tortoises.bouncing

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.