

Riverside Bungalow, Trungle, Penzance, Cornwall, TR19 6UF









RIVERSIDE BUNGALOW, TRUNGLE, PENZANCE, CORNWALL, TR19 6UF

£340,000 FREEHOLD

*** TWO BEDROOMS * LIVING ROOM * KITCHEN/DINING ROOM * SHOWER ROOM ***

*** LPG CENTRAL HEATING * DOUBLE GLAZING * GOOD DECORATIVE ORDER ***

*** SOUGHT AFTER LOCATION * OFF ROAD PARKING ***

*** ENCLOSED GARDENS TO FRONT AND REAR * CENTRAL POSITION WITHIN THE VILLAGE ***

*** CLOSE TO THE PICTURESQUE VILLAGE OF MOUSEHOLE ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 60 SQUARE METRES ***

A chance to acquire an extremely well presented two bedroom detached bungalow, located in a prime residential area within the popular village of Paul, only a short walk to the picturesque village of Mousehole. The property has been extremely well cared for by the present vendors, who have modernised Riverside Bungalow to a high standard and really needs to be viewed internally to appreciate to the full. The property stands in its own grounds with driveway to the front, astro turf area and large garden shed to the rear with a raised decked area offering a good degree of privacy. The Trungle area of Paul is popular, being a quiet location, yet within easy reach of the main town of Penzance and Mousehole. There are many footpaths around the village leading on to open countryside and due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: Double glazed window, laminate flooring, radiator, door to:

LIVING ROOM: 14' 0" x 8' 10" (4.27m x 2.69m) Triple aspect room, laminate flooring, pitched ceiling, TV point, radiator. Folding doors to:

KITCHEN/DINER: 16' 0" x 12' 5" (4.88m x 3.78m) Inset single drainer sink with cupboards below, extensive range of fitted wall and base units, worksurfaces and power points, concealed worktop lighting, built in Neff oven, Bosch hob and Ciarra extractor fan over, plumbing for washing machine, built in larder unit, laminate flooring, UPVC double glazed window, multi fuel stove set on tiled hearth, radiator.

INNER HALL: Laminate flooring, built in cloaks cupboard, built in linen cupboard, sunken spotlights, radiator, door to garden.

BEDROOM ONE: 11' 0" narrowing to 8' 10" x 10' 0" (3.35m narrowing to 2.69m x 3.05m) Laminate flooring, built in double wardrobe, radiator, access to roof space which houses the LPG boiler.

BEDROOM TWO: 11' 0" x 6' 0" (3.35m x 1.83m) Double glazed window overlooking the rear garden, laminate flooring, radiator.

SHOWER ROOM: White suite comprising double sized shower cubicle with chrome fittings and glass screen, wash hand basin, low level WC, fully tiled walls, UPVC double glazed window, tiled flooring, chrome towel rail/radiator.

OUTSIDE: To the rear of the property is an enclosed decked area which offers a good degree of privacy and to the front there is a driveway with off road parking, astro turf area and large garden shed.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words app: [///blotches.hung.parrot](https://www.what3words.com/blotches.hung.parrot)

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 Vodafone which was intermittent. The property is constructed of block under a 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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