

2 Carvossa Place, Ludgvan,
Penzance, Cornwall, TR20 8AJ



Marshall's
ESTATE AGENTS









2 CARVOSSA PLACE, LUDGVAN, PENZANCE, CORNWALL, TR20 8AJ

£290,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FIRST FLOOR SHOWER ROOM ***

*** OPEN PLAN LIVING ROOM/KITCHEN * TERRACE FRONT GARDEN ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING * VALLEY VIEWS * NO ONWARD CHAIN ***

*** EPC = TBC * COUNCIL TAX BAND = B ***

A beautifully presented and fully renovated terraced, two bedroom cottage, situated on the outskirts of the village of Ludgvan and enjoying views across open farmland from the front elevation towards the village of Crowlas. The accommodation comprises of open plan lounge/kitchen on the ground floor, two double bedrooms and shower room on the first floor. There is terrace garden to the front of the property and the house is double glazed and heated via bottled gas central heating system. The villages of Ludgvan and Crowlas have pubs, church, junior school, post office and it is ideally situated for connections onto the A30.

Double glazed stable door into:

LIVING ROOMKITCHEN: 21' 6" x 12' 1" (6.55m x 3.68m) Two double glazed sash windows to front, further double glazed window to rear, fireplace to one wall (not used) with feature granite chimney breast, two exposed granite walls, exposed beam, vinyl flooring, oak stairs rising with cupboards under, inset spotlights.

KITCHEN: Fitted with a range of base and wall units with worksurfaces over, single drainer sink unit, plumbing for washing machine, oven, hob, extractor, electric floor heater, cupboard to one wall with combination gas boiler.

LANDING: Exposed granite wall, inset spotlights, door to:

BEDROOM ONE: 12' 0" x 8' 7" (3.66m x 2.62m) Double glazed sash window to front with views across the valley towards Crowlas, radiator, skylight, two wall lights, TV point, USB charging point.

BEDROOM TWO: 8' 9" x 7' 3" (2.67m x 2.21m) Sash window to front with the aforementioned views, skylight, radiator, built in wardrobe.

SHOWER ROOM: Skylight, inset spotlights, extractor fan, mains shower cubicle, WC, vanity wash hand basin, illuminated mirror, heated towel rail.

OUTSIDE: There is a pathway to the front of the cottage giving access to other houses, garden is enclosed by block wall and hedging, laid to lawn with raised terrace enjoying the aforementioned views, outside tap.

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

DIRECTIONS: Via "What3Words" app: [///departure.buzzing.sand](https://www.what3words.com/departure/buzzing.sand)

AGENTS NOTES: 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 granite under a slate 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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