



Kerenza Sands, Castle Drive, Praa
Sands, Cornwall, TR20 9TF







KERENZA SANDS, CASTLE DRIVE, PRAA SANDS, CORNWALL, TR20 9TF

£750,000 FREEHOLD

- * THREE BEDROOMS * LOVELY SEA VIEWS OVER PRAA SANDS ***
- * 23FT X 21FT LIVING ROOM * 19FT SUN ROOM * WELL-EQUIPPED KITCHEN ***
- * EN SUITE SHOWER ROOM TO MAIN BEDROOM * SHOWER ROOM ***
- * GOOD DECORATIVE ORDER THROUGHOUT * ELECTRIC HEATING ***
- * UPVC DOUBLE GLAZING * LARGER THAN AVERAGE LAWNED GARDEN ***
- * MAJORITY OF FIXTURES AND FITTINGS ARE AVAILABLE BY SEPARATE NEGOTIATION ***
- * DRIVEWAY * DETACHED GARAGE * CENTRAL LOCATION * CLOSE TO PRAA SANDS BEACH ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED * EPC = E ***
- * COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY BAND E) ***
- * APPROXIMATELY 99 SQUARE METRES ***

A prime, front line position for this extremely well presented three bedroom detached modern style bungalow, which has direct panoramic sea views over Praa Sands and beyond and really needs to be viewed internally to appreciate to the full. The property has been modernised and remodelled to an exceptionally high-standard, offering spacious accommodation, which would make an ideal family home. Kerenza Sands is currently a successful holiday let via Luxury Coastal who are happy to continue if anyone so wishes. This bright and airy accommodation takes full advantage of the sea views over Praa Sands and the quality of fixtures and fitting throughout are of a high standard. A particularly attractive feature are the large lawned gardens, which have direct access to the green in front with easy access to the beach. There is a large sun terrace, which runs along the whole width of the property and there is an outside hot tub and shower. The property is approached across a driveway with parking which leads to a detached garage. Castle Drive is centrally located in Praa Sands within close proximity of the beach and only a short drive to Penzance and Helston.

ENTRANCE HALL: Small built in bench with storage below.

LIVING ROOM: 23' 4" x 21' 10" maximum (7.11m x 6.65m maximum) Lovely panoramic sea views over Praa Sands and beyond, white wash granite fireplace (not working), UPVC double glazed window, individually thermostatically controlled radiator, UPVC double glazed patio doors to sun terrace and gardens.

SUN ROOM: 19' 6" x 7' 7" (5.94m x 2.31m) Lovely sea views over Praa Sands and beyond, tiled flooring, UPVC double glazed windows, TV point, door to garden.

KITCHEN: 11' 8" x 9' 8" (3.56m x 2.95m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted base and wall units, lovely sea views through the sun room over Praa Sands, built in oven, four ring hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine, sunken spotlights, UPVC double glazed door to garden.

INNER HALL: Built in linen cupboard, access to roof space.

BEDROOM ONE: 11' 0" x 9' 5" (3.35m x 2.87m) UPVC double glazed window to rear, individually thermostatically controlled radiator.

EN SUITE SHOWER ROOM: White suite comprising vanity unit with wash hand basin and drawers below, low level WC, tiled shower cubicle with folding glass door, UPVC double glazed window, chrome towel rail.

BEDROOM TWO: 14' 8" x 11' 9" (4.47m x 3.58m) UPVC double glazed window to rear, individually thermostatically controlled radiator.

BEDROOM THREE: 11' 0" x 8' 1" (3.35m x 2.46m) UPVC double glazed window to side, individually thermostatically controlled radiator.

SHOWER ROOM: White suite comprising vanity unit with wash hand basin and drawers below, low level WC, tiled cubicle with folding glazed doors, UPVC double glazed window, chrome towel rail.

OUTSIDE: The property stands in larger than average gardens, being in a frontline position with direct uninterrupted sea views over Praa Sands. There is a large sun terrace which runs the full width of the property again taking full advantage of the view. The gardens are mainly lawned with flower borders and side access to another terrace with hot tub and outside shower. Pedestrian access to front garden being lawned with a driveway leading to:

DETACHED GARAGE: With electric vehicle charger on the outside and currently divided into two rooms.

ROOM ONE: 12' 0" x 9' 3" (3.66m x 2.82m) Power and light, up and over door.

ROOM TWO: 9' 3" x 8' 4" (2.82m x 2.54m) Power and light, pedestrian door to side.

SERVICES: Mains water, electricity and private drainage.

DIRECTIONS: Via "What Three Words" app: ///column.camps.deduced

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block under a tiled roof.

NB: Credit to Luxury Coastal for the use of some photographs. Luxury Cottages manage the property and are happy to continue if anyone so wishes.

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.

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