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**St. Buryan,  
Penzance**

**£320,000  
Freehold**





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## **Property Introduction**

A three bedroom link-detached bungalow set in a small cul-de-sac of similar style properties located approximately four hundred yards from the village square in the popular village of St. Buryan.

The accommodation briefly comprises a living room, a separate dining room which leads to a conservatory, three bedrooms and a well appointed shower room.

There are well-stocked gardens to three sides with a patio.

To the front is driveway parking which leads to an integral garage.

The property is double glazed throughout and benefits from electric heating.

## **Location**

The property is situated a short distance from St. Buryan village square where amenities include a Public House, a Post Office, village store and church along with a popular community centre and primary school. Rural walks are available nearby with a coastal path of Lamorna and Porthcurno some three miles distant.

The former market town of Penzance is approximately five miles away offering a wide range of retail outlets along with a mainline Railway Station.

### **ACCOMMODATION COMPRISES**

Obscure panelled double glazed entrance door opening to:-

### **ENTRANCE HALLWAY**

Night store heater, door to:-

### **LIVING ROOM 15' 5" x 13' 4" (4.70m x 4.06m) plus recesses**

Large double glazed window to the front elevation overlooking the garden. Feature slate fireplace with slate hearth and wooden mantel over housing electric fire. Telephone point. TV point. Door to:-

## INNER HALL

Built-in cupboard housing the immersion tank. Further shelved cupboard. Access hatch to loft with loft ladder. Doors off to:-

## KITCHEN 12' 4" x 7' 9" (3.76m x 2.36m) ireegular shape, plus door recess

Fitted with a range of white base and wall cupboards with roll top edge working surfaces over incorporating a stainless steel double sink unit. Built-in 'Neff' double oven, inset hob and extractor over. Space and plumbing for washing machine, space for tumble dryer. Double glazed window to rear. Double glazed door to rear garden. Courtesy door to garage. Doors off to:-

## DINING ROOM 10' 1" x 8' 10" (3.07m x 2.69m)

Night storage heater. Double glazed door with side panel opening to:-

## CONSERVATORY 9' 6" x 7' 10" (2.89m x 2.39m)

Of uPVC double glazed construction with a polycarbonate roof. Double glazed door to rear garden.

## BEDROOM ONE 10' 11" x 8' 6" (3.32m x 2.59m)

Double glazed window to front. Night storage heater. Telephone point.

## BEDROOM TWO 10' 5" x 10' 3" (3.17m x 3.12m) plus door recess

Double glazed window to rear. Panel heater.

## BEDROOM THREE 8' 6" x 7' 0" (2.59m x 2.13m)

Double glazed window to side.

## SHOWER ROOM

Double shower enclosure housing 'Triton' electric shower unit, close coupled WC and vanity wash hand basin. Complementary wall tiling. Obscure double glazed window to rear, Night storage heater.

## OUTSIDE FRONT

Having a variety of bushes and plants and with a pathway leading to the rear garden, driveway parking leading to the:-

## GARAGE 19' 8" x 9' 10" (5.99m x 2.99m)

Power and light connected.

## SIDE GARDEN

Path to the rear garden, flower bed with an array of attractive plants, bushes and a garden shed.

## REAR GARDEN

The rear garden is enclosed with a wide variety of plants and bushes along with a patio and an ornamental fish pond.

## AGENT'S NOTE

The Council Tax band for the property is band 'D'. Please note the glazed door to the living room is not included in the sale.

## DIRECTIONS

From Penzance, head on the A30 towards Lands End, on reaching Catchall, take the left hand turn signposted St. Buryan. On entering the village of St. Buryan, take the next left past the fuel station into Newlyn Road. Continue for approximately two hundred yards and turn right into Chyventon Close, where the property is located on the left hand side. If using What3words:-  
drop.allowable.duck



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Link-detached bungalow
- Three bedrooms
- 15' Lounge
- Separate dining room
- Conservatory
- Gardens to three sides
- Double glazing
- Electric heating
- Driveway and garage
- Situated in a small cul-de-sac



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