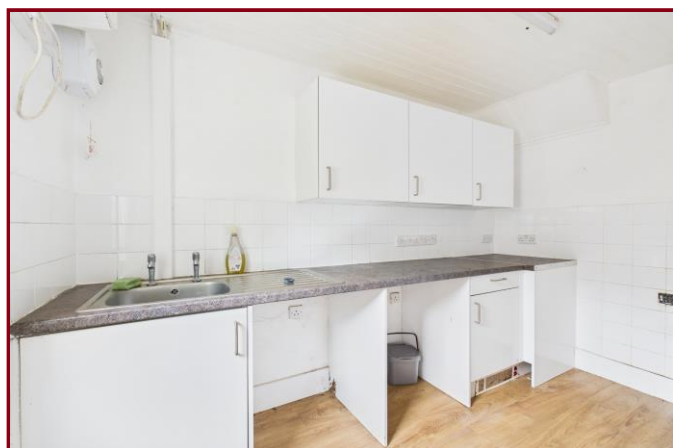




MAP estate agents
Putting your home on the map

**Sancreed,
Penzance**

**£220,000
Freehold**





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Penzance**

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Property Introduction

This most spacious home is offered to the market CHAIN FREE.

Having two reception rooms and the kitchen found on the ground floor and three bedrooms and the bathroom upstairs, we feel that with a little cosmetic updating the property makes a fantastic family home.

Gaining fabulous views over countryside to Mount's Bay and St. Michael's Mount and boasting gardens to both the front and rear, we think those that view will be very pleasantly surprised. We strongly encourage you to come and take a look for yourselves!

Location

Sancreed (Cornish: Eglossankres) is a charming inland parish located just three miles from Penzance. The parish includes the picturesque settlements of Bejouans, Bosvennen, Botreath, Drift, Sancreed Churchtown, Trenuggo, and Tregonnebris. It is bordered by St Just to the west, Madron to the north-east and St Buryan and Paul to the south. Rich in history, Sancreed is home to the remarkable prehistoric settlement at Carn Euny, along with a holy well and baptistry.

ACCOMMODATION COMPRISES

Glazed panel front door to:-

ENTRANCE VESTIBULE

Composite door to:-

ENTRANCE HALL

Stairs rising to first floor. Doors to:-

LIVING ROOM 12' 6" x 9' 11" (3.81m x 3.02m) maximum measurements

Feature open fireplace with tiled surround and slate hearth. Double glazed window to front. Electric panel heater.

DINING ROOM 13' 4" x 13' 2" (4.06m x 4.01m) maximum measurements

Double glazed window to rear. Electric panel heater. Laminate flooring.

KITCHEN 9' 10" x 5' 4" (2.99m x 1.62m) plus recess

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Space for cooker. Stainless steel single drainer sink with mixer tap over. Recess for fridge/freezer and space for washing machine. Composite door to rear garden.

From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft. Electric panel heater. Doors to:-

BEDROOM ONE 12' 5" x 12' 3" (3.78m x 3.73m) maximum measurements

Double glazed window to rear with view over rear garden. Electric panel heater. Built-in cupboard housing immersion.

BEDROOM TWO 10' 3" x 8' 6" (3.12m x 2.59m) plus door recess

Double glazed window to front gaining glorious views over open countryside to Mount's Bay and St Michael's Mount. Electric panel heater.

BEDROOM THREE 8' 7" x 7' 9" (2.61m x 2.36m)

Double glazed window to front gaining views over open countryside to Mount's Bay and St. Michael's Mount. Electric panel heater.

SHOWER ROOM

Walk-in shower with glazed screen housing electric shower unit, pedestal wash hand basin and WC. Obscure double glazed window to rear.

OUTSIDE

To the front of the property there is a lawned fore garden enclosed by panelled fencing. A shared covered pathway to the left hand side of the house to the generous rear garden which is mainly laid to lawn and enclosed by panelled fencing and mature hedging. Here one will also find a useful block built garden store and outside tap.

GARDEN STORE 7' 6" x 4' 0" (2.28m x 1.22m)

Door and window.

SERVICES

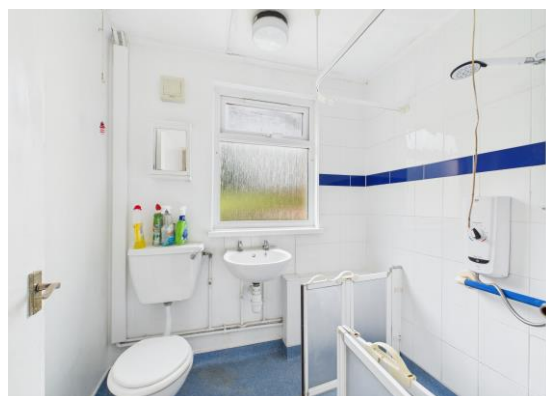
Mains water, mains drainage and mains electricity.

AGENT'S NOTES

The Council Tax band for the property is band 'A'. There is a covenant in the title deeds that states that the property cannot be used as a holiday let.

DIRECTIONS

At Mount Misery roundabout continue straight on to the A30. Continue for 1.5 miles and upon reaching Drift take the right turning signposted Sancreed. Continue along and then after a third of a mile turn right towards Sancreed. Upon reaching Sancreed, Beacon Estate will be found on you left. If using What3words reef.operation.slot

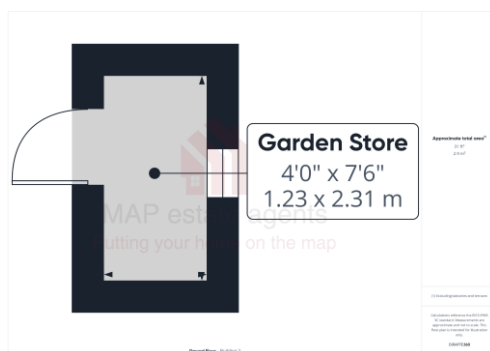
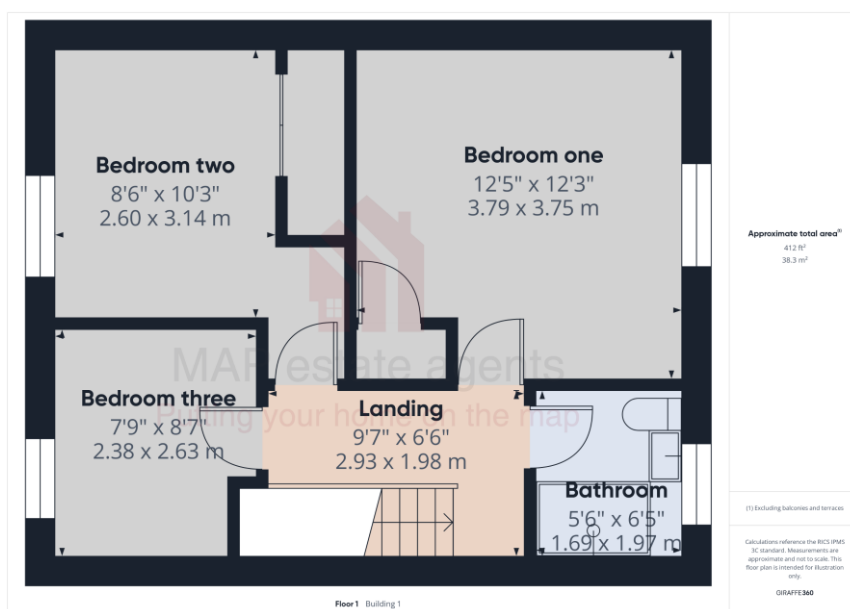
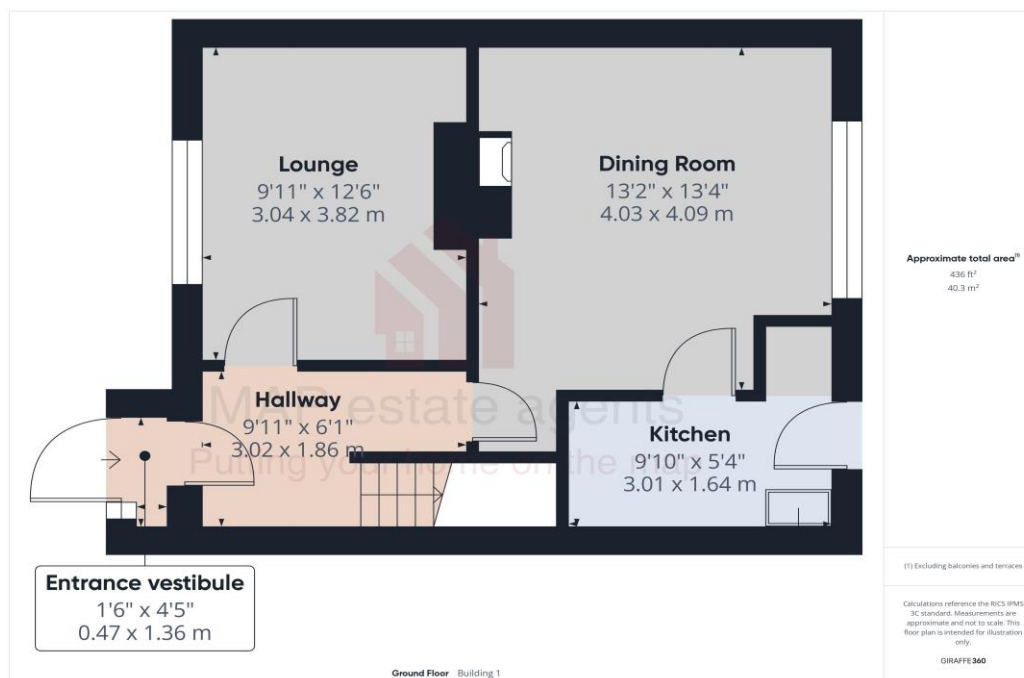


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Three bedrooms
- Two reception rooms
- Generous rear garden
- Double glazing and electric heating
- Sea and countryside views
- Offered for sale chain free



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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