



ANDREW
EXELBY
ESTATE AGENTS

Rosudgeon, Penzance TR20

Guide Price £495,000

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DESCRIPTION

Offered to the market with NO ONWARD CHAIN is this deceptively spacious four bedroom semi-detached family home that is nestled along a peaceful lane within the village of Rosudgeon. The property benefits from uPVC double glazing, parking in tandem for three vehicles, garage and a large south facing rear garden.

The home is primarily warmed via electric wall mounted heaters along with a multi-fuel stove within the sitting room that is perfect for hunkering down in front of on those cold winter evenings! Accommodation in brief comprises a kitchen/dining room, large central sitting room, shower room, utility room and a bedroom to the ground floor with the three double bedrooms (principal being ensuite) to the first floor.

This lovely family home must be viewed to be fully appreciated so an early inspection is highly recommended.

LOCATION

The property is conveniently located all but equidistant between the market towns of Penzance and Helston with the village itself offering amenities to include a CO-OP with Post Office, fish and chip shop and a public house along with the ever popular Wednesday car boot sale! Larger shopping amenities can be found some six miles distant in Penzance. The ever popular seaside destination of Marazion, famous for St Michaels Mount, along with the picturesque cove of Perranuthnoe are also nearby. Meandering countryside walks are but a stones throw away whilst a short journey by car will take you to the coastal footpath - perfect for blowing away the cobwebs!

Wooden part glazed stable door to...

ENTRANCE VESTIBULE

Windows to front and side. Tiled flooring. uPVC obscure double glazed door to...

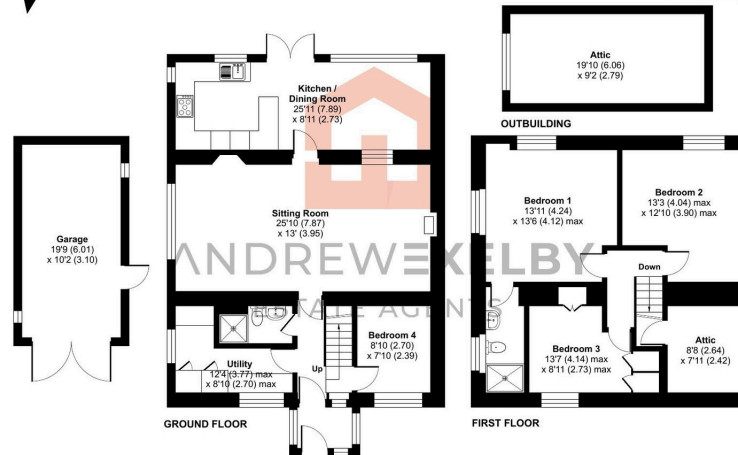
ENTRANCE HALLWAY





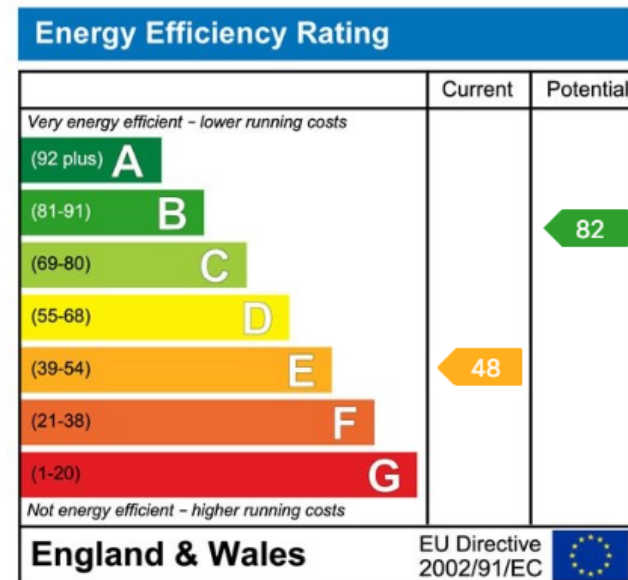
Red Lane, Rosudgeon, Penzance, TR20

Approximate Area = 1557 sq ft / 144.6 sq m
Outbuilding = 381 sq ft / 35.3 sq m
Total = 1938 sq ft / 179.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Andrew Exelby Estate Agents. REF: 1303707

- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- LARGE SOUTH FACING GARDEN TO THE REAR
- UPVC DOUBLE GLAZING
- PEACEFUL VILLAGE LOCATION
- EPC RATING - E48 / COUNCIL TAX BAND -D
- FOUR BEDROOM SEMI-DETACHED HOME
- PARKING FOR THREE VEHICLES IN TANDEM ALONG WITH A GARAGE
- MULTI-FUEL STOVE AND ELECTRIC HEATERS
- FULL FIBRE BROADBAND



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements