



Penlee Close
Praa Sands
Penzance
TR20 9SR

Offers In The Region Of
£499,000

- TWO BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- SEA, COASTAL AND RURAL VIEWS.
- LARGE LIVING ROOM
- CONSERVATORY
- LARGE CORNER PLOT
- NO ONWARD CHAIN



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 861.00 sq ft



Obscured double glazed front door with obscured double glazed side window.

ENTRANCE HALLWAY

Fitted carpet, heating radiator, built in airing cupboard housing hot water cylinder and fitted shelving. built in storage cupboard, with fitted shelving and loft hatch. Door to..

LIVING ROOM

22'2 x 12'11 (6.76m x 3.94m)

A particularly spacious living room, with fitted carpet, double glazed window to front aspect, two heating radiators, double glazed sliding patio door leading into..

CONSERVATORY

11'9 x 5'6 (3.58m x 1.68m)

Offering superb, far reaching sea and rural views. Fitted carpet, heating radiator, double glazed windows to three sides, sloping polycarbonate roof,

KITCHEN

12'3 x 9'10 (3.73m x 3.00m)

Fitted with a range of modern, high gloss, base and wall mounted kitchen units with granite effect work surface over. Stainless steel one and a half bowl sink and drainer, tiled splash back, double glazed window to the rear enjoying sea views. Four ring electric hob, tiled splash back, and extractor above, integrated oven. Space for fridge and washing machine. Floor mounted oil fired boiler, heating radiator and vinyl flooring.

BEDROOM 1

12'4 x 11'10 (3.76m x 3.61m)

Fitted carpet, heating radiator, double glazed window to the rear with sea and coastal views.

BEDROOM 2

9'11 x 9'2 (3.02m x 2.79m)

Fitted carpet, heating radiator, double glazed window to the front aspect.

SHOWER ROOM

10'2 x 5' (3.10m x 1.52m)

Walk in shower with curved glass shower screen, electric shower, two grab rails, tiled surround, obscured double glazed to the front aspect.

Concealed cistern w/c with push button flush, wash hand basin, with vanity unit below, tiled splash back, inset ceiling spot lights, vinyl flooring.

OUTSIDE

The property is approached via a gated, sloping driveway, providing offroad parking with a gravelled area proving additional parking space.

The driveway leads to..

GARAGE

22'3 x 10' (6.78m x 3.05m)

Fitted with an up and over door, pitched roof, light and power supplied, double glazed window to the rear with sea views.

FRONT GARDEN

Laid mainly to lawn, enclosed by hedging and fencing, paved steps lead to a greenhouse.

The front garden leads onto the rear garden.

REAR GARDEN

Laid to lawn, flower bed to the rear with mature shrubs and bushes, enclosed by hedging and fencing.

Steps up from the rear garden lead to a raised seating area, offering superb sea and coastal views.

There is an oil tank situated to the side of the property.

To the other side of the bungalow, a wooden door opens into a useful basement.

BASEMENT

A very useful storage area, with limited head height.

SERVICES

Mains water, electric, and drainage.

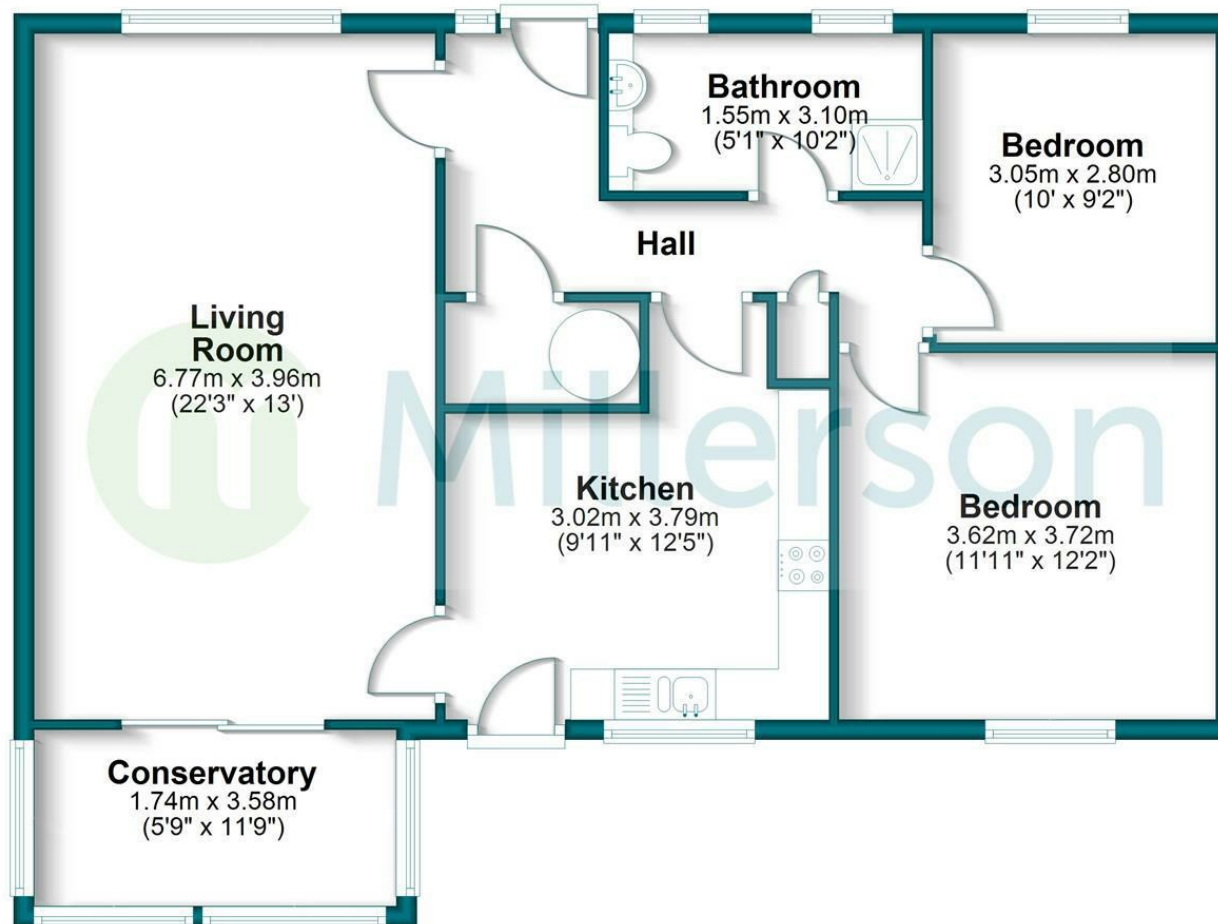
Oil tank located in the garden for central heating system



Directions To Property

Ground Floor

Approx. 85.6 sq. metres (921.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.4 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | | |
| (55-68) D | | 47 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Valuation Request

