



Chypons Estate

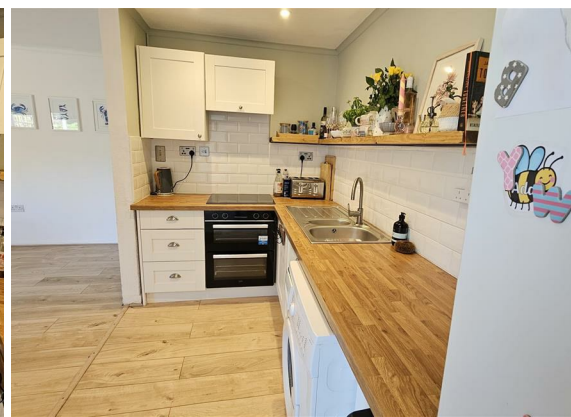
Nancedra

Penzance

TR20 8NA

Offers Over £275,000

- Large 3 bedroom Family Homes
- Countryside Views
- Lounge
- Large Kitchen Dining Room
- Utility Area
- 2 bathrooms
- Large Attic Room
- LPG Gas Central Heating
- Rear Garden
- Section 106



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 957.99 sq ft



#### Entrance

Double glazed twin paned front door opening into:

#### Reception Hall

Laminate flooring. Carpeted stairs rising to the first floor with open under stairs storage area. Door opening into:

#### Living Room

15'06 x 9'05 (4.72m x 2.87m)

Carpet. Radiator. Double glazed window to the front aspect offering countryside views.

#### Kitchen Dining Room

21'08 x 11'01 (6.60m x 3.38m)

Laminate flooring. Radiator. Sliding patio doors opening onto the rear patio and garden. Base level units and drawers offering wooden effect worksurfaces above and recess below for a washing machine, incorporating a stainless steel 1 1/4 sink drainer with tiled splashbacks. Integrated hob with oven grill below and extractor above. Eye level units. Step up into:

#### Utility Area

10'00 x 8'11 (3.05m x 2.72m)

Laminate flooring. Base level units with work surfaces above and eye level units above. Sliding patio doors opening onto the patio and rear garden. Door into:

#### Bathroom

Vinyl flooring. Radiator. Dual flush low level W/c. Panel bath with shower above. Pedestal hand wash basin. Obscure double glazed window to the side aspect. Wall mounted gas boiler. Extractor fan.

Returning to the reception hall, there are carpeted stairs with handrail to side and spindles below rising to:

#### Landing

Carpet. Radiator. Doors to:

#### Bedroom

11'03(at the widest point) x 10'07 (3.43m(at the widest point) x 3.23m)

Carpet. Radiator. Double glazed window to the front aspect offering lovely countryside views.

#### Bathroom

Vinyl flooring. Radiator. Low level W/c. Pedestal hand wash basin. Panel bath with electric shower above. and tiled splashbacks and surrounds. Obscure double glazed window to the rear aspect. Extractor fan.

#### Bedroom

12'02 x 6'07 (3.71m x 2.01m)

Carpet. Radiator. Double glazed window to the rear aspect overlooking the neighbouring countryside.

#### Bedroom

14'02 x 9'05 (4.32m x 2.87m)

Carpet. Radiator. Double glazed window to the front aspect offering a lovely countryside view.

From the landing area is an opening into an internal hall that offers a double glazed picture window to the rear aspect overlooking the neighbouring countryside. Carpeted stairs with open under stairs area rising up to :

#### Landing

Carpet. Door opening into

#### Attic Room

22'05 x 10'09 (6.83m x 3.28m)

Carpet. 2 x radiators. Bonnet ceiling incorporating 2 Velux windows to the front aspect offering a lovely countryside view and 1 Velux window to the rear offering an outlook over the neighbouring countryside.

#### Outside

To the front of the property is an area of fore garden along with a decked area. The rear garden is accessed via the patio doors in the kitchen dining room or utility area. The rear garden offers a



patio area with step leading to a lawn garden. where there is a storage shed.

### Section 106

The property is sold subject to a Section 106 agreement meaning that the property can only be sold to people who have lived or worked in Cornwall for more than 3 years



## Directions To Property

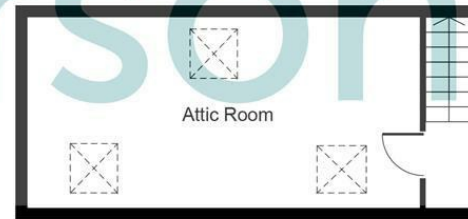
From St Ives head out through Halestown and continue along the road driving into the village of Nancledra. Pass through the traffic calming area and on the right hand bend turn left. Proceed up the road and left into Chyponds where the property will be found on the right.



Ground Floor



First Floor



Second Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Valuation Request



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		34	54
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

