

Two Ways, Pengersick Croft Penzance, TR20 9SW





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MOTIVATED VENDOR Nestled in the sought-after location of Pengersick Croft in Praa Sands, this immaculate and spacious detached bungalow is a true gem waiting to be discovered. Boasting three bedrooms, modern kitchen and a large living room, this property offers the perfect blend of comfort and style. Recently renovated to the highest standard, this bungalow sits on a large plot, providing ample space for all your needs. The generous off-road parking ensures convenience for you and your guests, while the sea views add a touch of tranquillity to your everyday life. Just a short stroll away from the sandy shores of Praa Sands, this property offers not just a home, but a lifestyle. Whether you're looking to relax in a peaceful setting or entertain friends and family in style, this bungalow caters to all your desires. Don't miss the opportunity to make this stunning property your own and experience the best of coastal living in Praa Sands.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide price - £710,000

Location

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset whilst indulging in a drink at the Stones Reef Beach Bar. There is a well regarded Golf Course and Leisure Centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including The Welloe where you can enjoy a delicious pizza with a panoramic view of the ocean. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli and a cafe within a short stroll offering fabulous coffee and cake. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

Accommodation

Entrance hall

Kitchen

Lounge dining room

Bedroom

Bedroom

Bedroom

Bathroom

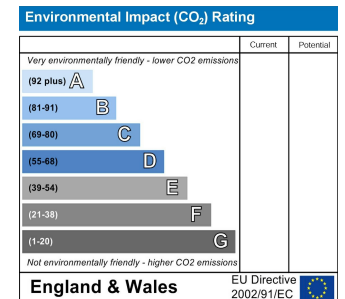
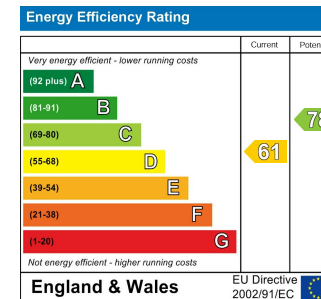
Outside

The bungalow occupies a really spacious plot with the gardens chiefly laid to lawn. There is a new timber decking area accessed from the living room with steps leading down into the garden. Plots of this size, in this location, are very quickly becoming few and far between. The plot also offers the potential to accommodate another dwelling if desired, subject to obtaining the relevant planning permissions.

Parking

The property benefits from generous off road parking, with a driveway laid to stone chippings providing space for several vehicles.





Services

Mains water and electricity. Oil fired central heating. Private drainage.

Council Tax - Band E**Anti-Money Laundering Regulations**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

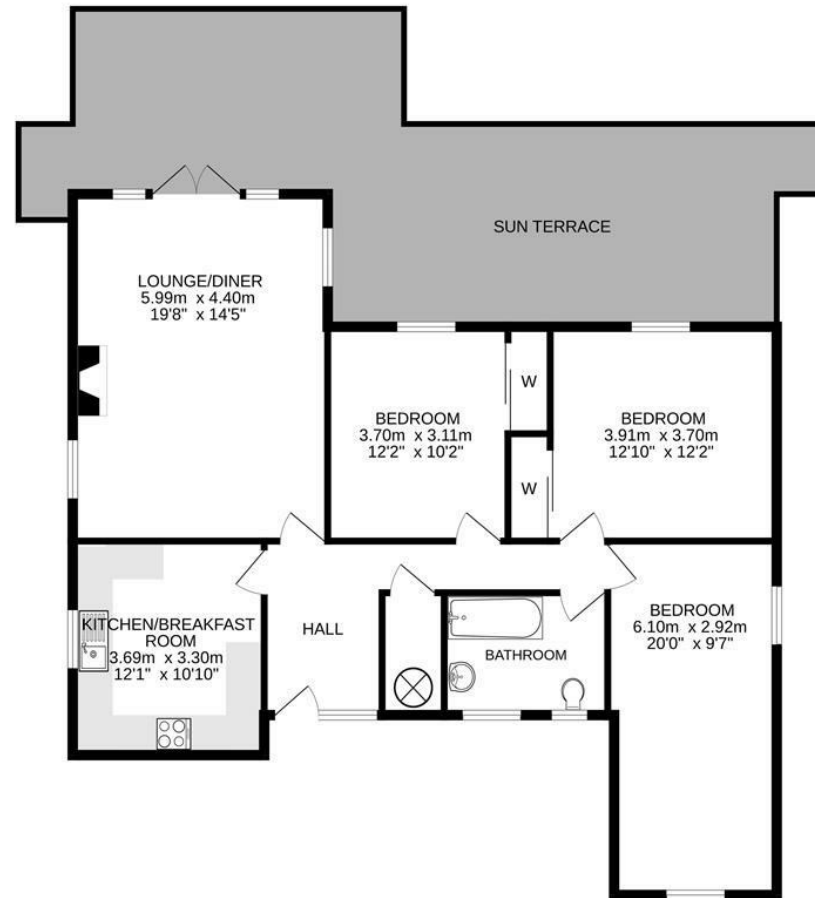
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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