



Telemachus, St. Johns Terrace,
Pendeen, Cornwall, TR19 7DP



Marshall's

ESTATE AGENTS







TELEMACHUS, ST. JOHNS TERRACE, PENDEEN, CORNWALL, TR19 7DP

£400,000 FREEHOLD

*** THREE BEDROOMS * RECENTLY INSTALLED KITCHEN * FAMILY BATHROOM ***

*** DETACHED GARAGE WITH MAINS POWER ***

*** DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES ***

*** PLANNING APPROVED FOR THE CONSTRUCTION OF FIVE PROPERTIES ***

*** LOFT ATTIC WITH WINDOWS (POTENTIAL FOR EXTENSION) ***

*** EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 85 SQUARE METRES ***

Situated in the popular village of Pendeen with all its amenities and on the northern coast of the Penwith Peninsula is this nicely presented detached three bedroom bungalow, set within a large plot with off street parking for several vehicles and a detached double garage offered for sale with no onward chain. The property as a whole offers fantastic space and potential to extend out or up into the attic which already has windows installed at either end. The property also has planning permission approved for demolition and construction of five properties in its place, meaning this property has a variety of uses. The property is approached over a driveway with parking for several vehicles leading to the detached double garage with eave storage space. There are gardens to three sides, all laid to lawn and enclosed by granite hedging. The accommodation comprises of three double bedrooms, lounge with wood burner, kitchen/dining room with recently installed kitchen units, family bathroom and rear porch. The house is double glazed throughout and is heated via a combination of electric wall heaters and night storage heaters. The loft has been partially converted with two windows to both elevations, enjoying distant sea views. The village of Pendeen has many local amenities to include primary school, village store, public house and the Southwest Coastal Path is within close proximity. This highly adaptable property is offered for sale with no onward chain and a viewing is highly recommended.

Glazed front door into:

MAIN HALLWAY: Doors to:

LIVING ROOM: 14' 9" x 10' 0" (4.50m x 3.05m) Dual aspect room with two timber double glazed windows with sea glimpses, inset multi fuel stove with slate hearth, electric radiator.

BEDROOM ONE: 12' 3" x 10' 0" (3.73m x 3.05m) Dual aspect double bedroom with two timber double glazed windows with sea glimpses, electric radiator.

BEDROOM TWO: 12' 6" x 10' 0" (3.81m x 3.05m) Timber double glazed window to side, electric radiator.

BEDROOM THREE: 12' 3" x 9' 11" (3.73m x 3.02m) Double glazed windows to side and rear, electric radiator.

BATHROOM: Two double glazed windows to side, bath with electric shower over, wash hand basin, WC with tiled surrounds, cupboard housing hot water tank, further additional storage cupboard with fitted shelving.

KITCHEN/DINING ROOM: 14' 4" x 9' 11" (4.37m x 3.02m) Double glazed windows to side and rear and two further double glazed windows to side in the dining area. Kitchen is fitted with a range of base and wall units with laminated worktops and splashback over, integrated dishwasher, built in oven and grill with extractor over, integrated fridge, wall mounted storage heater, door to rear hallway with storage cupboard, further door to:

PORCH: Glazed to two sides with door to outside.

LOFT: Accessed from hallway with windows to both the front and rear, limited head room.

OUTSIDE: The property is approached over a driveway with parking for several vehicles with block built shed leading to the:

DETACHED GARAGE: 19' 4" x 17' 6" (5.89m x 5.33m) Electric roller doors, pedestrian door and window to side, storage into eave space, power, light and water.

Garden to three sides, all enclosed by granite wall, pedestrian gateway into St Johns Terrace.

DIRECTIONS: Via "What3Words" app: ///tripods.raves.factor

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC). We tested the mobile signal for O2 which was good. The property is constructed of cavity block under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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