



14 Fairfield, Ludgvan, Penzance,
Cornwall, TR20 8ES



Marshall's

ESTATE AGENTS







14 FAIRFIELD, LUDGVAN, PENZANCE, CORNWALL, TR20 8ES

£260,000 FREEHOLD

- * NO ONWARD CHAIN * MID TERRACED HOUSE * THREE BEDROOMS ***
- * LIVING ROOM * KITCHEN / DINING ROOM * FIRST FLOOR BATHROOM ***
- * GARDENS FRONT AND REAR * AIR SOURCE HEAT PUMP ***
- * STORE AND GARDENERS LOO * EPC = D * COUNCIL TAX BAND = B ***
- * APPROXIMATELY 85 SQUARE METRES ***

Offered to the market with no onward chain is this mid terraced three bedroom family home. The accommodation comprises a living room and semi open plan kitchen/dining room on the ground floor. On the first floor there are three bedrooms and a family bathroom. The property is heated via an air source heat pump. Externally there is a garden to the front laid to lawn and to the rear areas laid to patio and astroturf, a useful storage shed and gardeners loo. The property would make an ideal home or investment and an early viewing is highly recommended.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: Two storage cupboards, one housing a redundant boiler, radiator, stairs rising.

LIVING ROOM: 13' 2" x 12' 7" (4.01m x 3.84m) Double glazed window to the front, radiator.

KITCHEN: 8' 10" x 8' 7" (2.69m x 2.62m) Range of base and wall mounted units, single bowl stainless steel sink unit with hot and cold taps and drainer, electric cooker point, plumbing for dishwasher, PIV system, double glazed window to the rear. Opening to:

DINING ROOM: 10' 8" x 10' 3" (3.25m x 3.12m) Double glazed window to the rear, radiator, door to the rear.

FIRST FLOOR LANDING: Access to the loft, built in storage cupboard.

BEDROOM ONE: 12' 6" x 9' 7" (3.81m x 2.92m) Double glazed window to the rear, built in cupboard, radiator.

BEDROOM TWO: 13' 4" x 9' 5" (4.06m x 2.87m) Double glazed window to the front, radiator.

BEDROOM THREE: 10' 5" x 6' 10" (3.17m x 2.08m) Double glazed window to the front, built in wardrobe and storage cupboard over the stairs, radiator.

BATHROOM: Panelled bath with hot and cold taps, hand grips and electric shower over, pedestal wash hand basin, low level w.c., double glazed window to the rear, PIV, cupboard housing water cylinder, radiator.

OUTSIDE: To the front of the property the garden is laid to lawn with a pathway to the front door. To the rear the garden is laid to patio and astroturf with a store and gardeners loo, gated access to the rear.

SERVICES: Mains water, electricity and drainage. Air source heat pump.

AGENTS NOTE: The property is constructed of block under a concrete tiled roof. We checked the phone signal with EE which was intermittent. We understand from Openreach.com that Superfast Fibre Broadband (FFTC) should be available to the property. There is a covenant in the deeds stating the property cannot be used for business purposes.

DIRECTIONAL NOTE: Via What3Words: ///rests.lecturing.scraping

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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