

Porthcurno Bungalow, Sennen,  
Penzance, Cornwall, TR19 7AD

















**PORTHCURNO BUNGALOW, SENNEN, PENZANCE, CORNWALL, TR19 7AD**

**GUIDE PRICE £300,000 FREEHOLD**

**\* THREE DOUBLE BEDROOMS \* LOUNGE/KITCHEN \* CONSERVATORY/DINING ROOM \***

**\* BATHROOM \* SEPARATE CLOAKROOM \* LAWNED GARDENS \***

**\* TWO PARKING SPACES \* NO ONWARD CHAIN \* POPULAR VILLAGE LOCATION \***

**\* EPC = E \* COUNCIL TAX BAND = B \* APPROXIMATELY 62 SQUARE METRES \***

A nicely presented end of terrace bungalow, situated in the the coastal village of Sennen and within walking distance of Land's End. The accommodation comprises of three double bedrooms, bathroom with separate cloakroom, conservatory/dining room and open plan lounge/kitchen with integral cooker and hob. There are lawned gardens to the front with parking for two vehicles. The bungalow is offered for sale with no onward chain is oil fired centrally heated and double glazed and an internal viewing is recommended.

UPVC double glazed door into:

**CONSERVATORY/DINING ROOM:** 11' 8" x 9' 9" (3.56m x 2.97m) Tiled floor, glazed to three sides with polycarbonate roof, radiator. Double glazed door into:

**LOUNGE/KITCHEN:** 16' 3" x 10' 5" (4.95m x 3.17m) Dual aspect windows, radiator, TV point. Kitchen area: built in breakfast bar, tiled floor, base and wall units with worksurfaces and tiling over, electric oven, hob, extractor fan, single drainer stainless steel sink unit, space for washing machine and fridge/freezer, door to:

**HALLWAY:** Tiled floor, cupboard housing combination boiler, further shelved cupboard, access to loft, two radiators, double glazed window to rear, further double glazed door to front, doors to:

**BEDROOM ONE:** 11' 3" x 7' 3" (3.43m x 2.21m) Double glazed window to front, radiator, wall lights.

**BEDROOM TWO:** 9' 6" x 8' 10" (2.90m x 2.69m) Double glazed window to front, radiator.

**BEDROOM THREE:** 9' 5" x 8' 8" (2.87m x 2.64m) Double glazed window to front, radiator.

**BATHROOM:** Double glazed window to rear, extractor fan, panelled bath with electric shower over, WC, vanity wash hand basin, heated towel rail, radiator, tiled floor.

**CLOAKROOM:** Double glazed window to rear, fully tiled walls and floor, WC, wash hand basin.

**OUTSIDE:** To the front of the property there is parking for two vehicles, gated access to the garden, mainly laid to lawn and enclosed by wooden fencing and Cornish Granite hedge with wood store and garden shed, gravelled pathway to side of the bungalow leads to rear courtyard, fully enclosed by granite wall, oil tank, bordered by open farmland.

**SERVICES:** Mains water, electricity, drainage and oil fired central heating.

**DIRECTIONS:** Via "What3Words" app: ///thrashing.entitle.staples

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete 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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