



Bosci, 17 Trungle Parc, Paul,
Penzance, TR19 6XB



Marshall's

ESTATE AGENTS







BOSCI, 17 TRUNGLE PARC, PAUL, PENZANCE, TR19 6XB

£440,000 FREEHOLD

- * **THREE BEDROOMS * LIVING ROOM * DINING AREA * FITTED KITCHEN ***
- * **BATHROOM * UPVC DOUBLE GLAZING * AIR SOURCE HEAT PUMP ***
- * **GOOD DECORATIVE ORDER * IDEAL FAMILY HOME ***
- * **ENCLOSED PRIVATE GARDENS TO FRONT AND REAR ***
- * **LONG DRIVEWAY * DETACHED GARAGE DIVIDED INTO STORAGE & HOME OFFICE ***
- * **SOUGHT AFTER LOCATION * CONVENIENT POSITION * EPC = D * COUNCIL TAX BAND = D ***
- * **EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * **APPROXIMATELY 81 SQUARE METRES ***

A most sought after location for this extremely well presented three bedroom detached bungalow situated in a quiet traffic free location in the centre of Paul within close proximity of the fishing village of Mousehole. The property has well proportioned living accommodation which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. A particularly attractive feature are the gardens to both the front and rear which offer sunny aspect and a good degree of privacy, the rear garden backs onto Trunglemoor with residents access. The front garden is approached via a long driveway leading to a detached garage. Paul is a popular village with a good local community within easy access of Mousehole which has a range of amenities and Mousehole primary school. Due to the popularity of properties such as this we would highly recommend an early appointment to avoid disappointment.

ENTRANCE HALL: Cloaks hanging recess, feature radiator.

LIVING ROOM: 17' 10" x 12' 0" (5.44m x 3.66m) Central log burner set on a slate hearth, UPVC double glazed window to the side, feature radiator, UPVC double glazed doors to garden. Archway opening to:

DINING ROOM: 9' 0" x 8' 0" (2.74m x 2.44m) UPVC double glazed window overlooking front garden, feature radiator.

KITCHEN: 12' 1" x 9' 0" (3.68m x 2.74m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, ample work surfaces and power points, built in oven with four ring electric hob and extractor hood over, integrated dishwasher, integral washing machine, double glazed window overlooking front garden, sunken spotlights, feature radiator.

INNER HALLWAY: Built in cupboard, access to roof space.

BEDROOM ONE: 14' 2" x 9' 0" (4.32m x 2.74m) Built in hanging area, UPVC double glazed window overlooking front garden, radiator.

BEDROOM TWO: 12' 0" x 10' 10" (3.66m x 3.30m) UPVC double glazed window overlooking rear garden, radiator.

BEDROOM THREE: 8' 10" x 8' 0" (2.69m x 2.44m) UPVC double glazed window overlooking rear garden, radiator.

BATHROOM: White suite comprising P shaped bath with chrome fittings and glazed screen, vanity unit with wash hand basin and cupboard below, low level w.c., UPVC double glazed window, sunken spotlights, towel rail.

OUTSIDE: The property stands in secluded gardens with the rear being laid to lawn with well stocked flower borders and pedestrian access to Trunglemoor with side access leading to the front garden with an area laid to lawn, terraced area and steps up to:

DETACHED GARAGE: Metal up and over door, power and light.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: From Penzance proceed into the village of Newlyn and continue straight on up Chywoone Hill. Follow the road to the top of the hill, as you go around the S bend turn left signposted Paul Village. Continue along here, as you enter the village of Paul take the second turning right into Trunglemoor then the first left into Trungle Parc whereby the driveway can be found on your right hand side between bungalows 15 and 16.

ANGETS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is built 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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