



3 Churchfield Close, Ludgvan,
Penzance, Cornwall, TR20 8ER







3 CHURCHFIELD CLOSE, LUDGVAN, PENZANCE, CORNWALL, TR20 8ER

£260,000 FREEHOLD

*** VILLAGE LOCATION * TWO DOUBLE BEDROOMS * LOUNGE ***

*** KITCHEN WITH INTEGRAL APPLIANCES * SHOWER * OFF STREET PARKING ***

*** ENCLOSED REAR GARDEN * FULLY REFURBISHED * NO ONWARD CHAIN ***

*** EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 49 SQUARE METRES ***

A beautifully presented and much improved end of terrace two bedroom bungalow, situated on the outskirts of the popular village of Ludgvan with amenities such as public houses, church, primary school and links onto to the A30. The bungalow has been refurbished totally throughout and the accommodation now comprises of two double bedrooms, shower room, kitchen/dining room and lounge. There is off street parking for two vehicles to the front of the property and a fully enclosed, low maintenance garden to the rear. The bungalow is double glazed and has independent electric heaters and is offered for sale with no onward chain. A viewing is highly recommended.

UPVC double glazed door into:

PORCH: Double glazed window to front, tiled floor, electric consumer box, half glazed door into:

KITCHEN/DINING ROOM: 24' 4" x 12' 2" (7.42m x 3.71m) Double glazed window to front, inset spotlights, electric radiator, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, integral cooker, hob, extraction fan, dishwasher, washing machine (to remain), space for fridge/freezer. Kitchen opens into:

LOUNGE: Inset spotlights, double glazed patio doors onto rear garden, inset living flame fire with recess for television (to remain) over.

Hallway off the kitchen with doors to:

BEDROOM ONE: 10' 11" x 7' 11" (3.33m x 2.41m) Double glazed window to rear, electric radiator.

BEDROOM TWO: 9' 7" x 8' 4" (2.92m x 2.54m) Double glazed window to front, electric radiator.

SHOWER ROOM: Double glazed window to side, fully tiled walls and floor, WC, vanity wash hand basin, electric shower cubicle, heated towel rail, inset spotlights, extractor fan, cupboard housing electric water heater.

OUTSIDE: The property is approached over a gravelled parking to the front for two vehicles, gated access to the side of the bungalow with outside tap leads to the fully enclosed rear garden, laid to granite chippings and patio with wooden shed.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///gazette.lends.acquaint

AGENTS NOTES: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of 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

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01736 795040

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Lettings
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