



Gulval, Penzance TR18

Guide Price £260,000

## Gulval, Penzance TR18

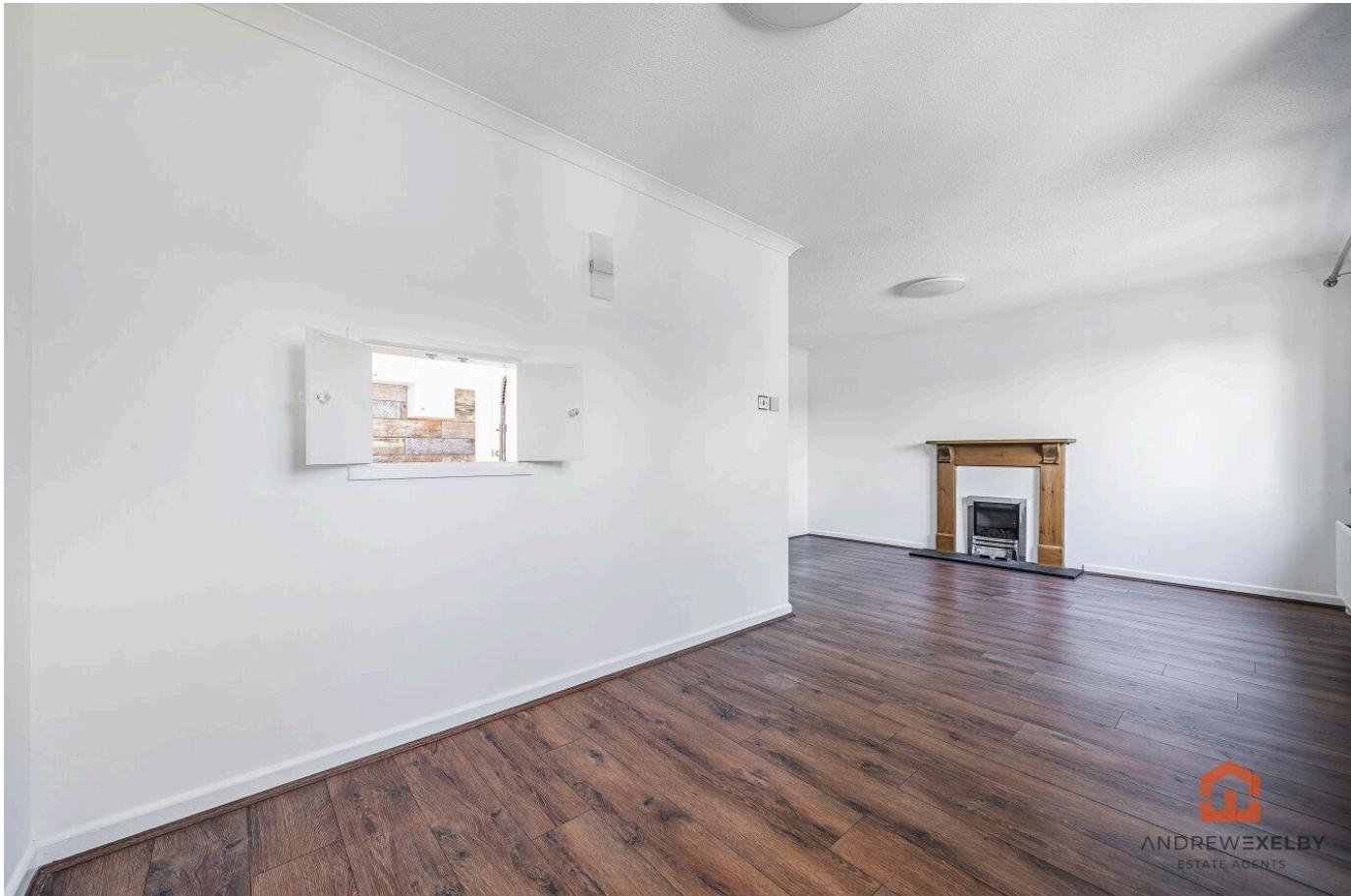
Offered to the market with NO ONWARD CHAIN is this extremely well presented two double bedroom bungalow that is nestled within peaceful cul-de-sac to the periphery of Penzance town. This lovely property benefits from uPVC double glazing, parking for one vehicle along with gardens to the front, side and rear.



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## DESCRIPTION

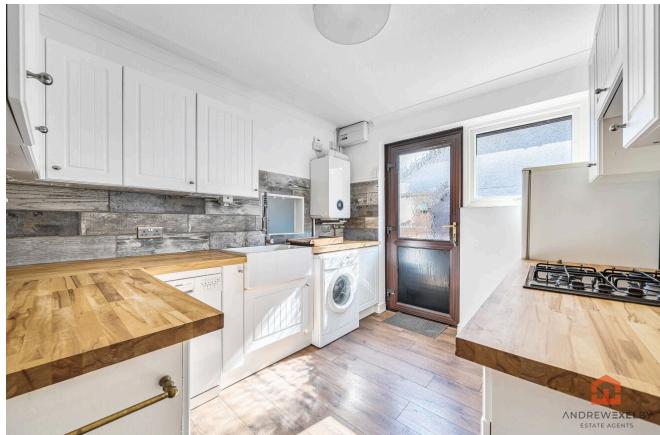
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The home is warmed via a gas central heating system with the light and airy accommodation briefly comprising living room, kitchen, bathroom and the two double bedrooms.

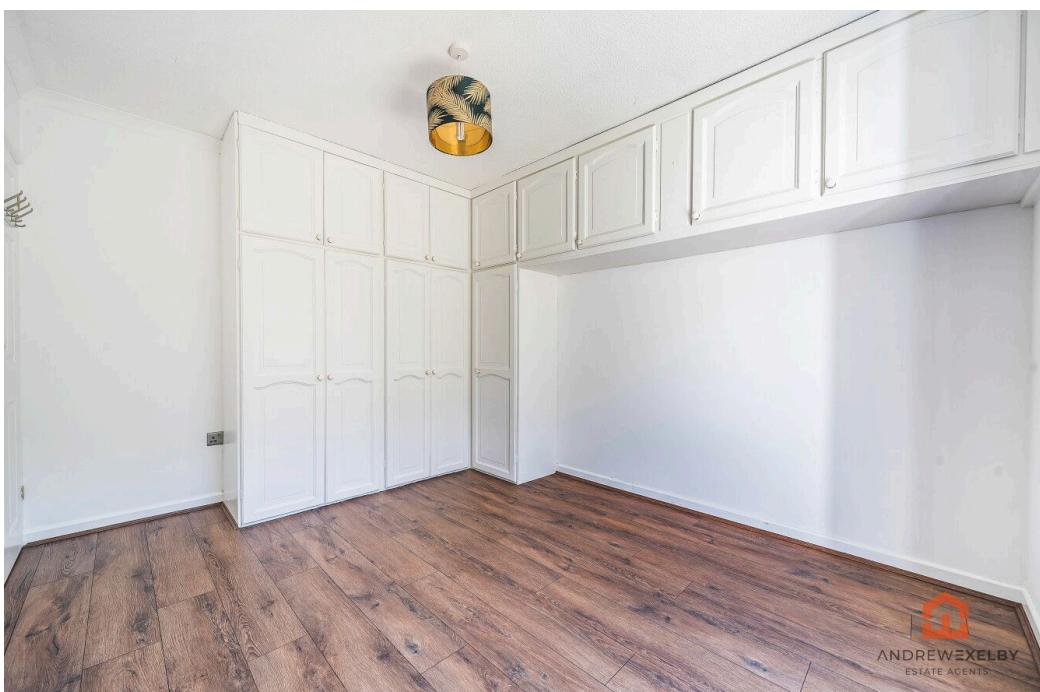
An early inspection of this property is highly recommended to fully appreciate.

## LOCATION

The property is located to the eastern side of Penzance that is a thriving market town on the shores of Mounts Bay, home of the iconic St Michaels Mount and within easy reach of some of the area's most beautiful beaches and coves as well as the Cornish coastal path. This historic town has a wide selection of galleries and studios along with a comprehensive range of shops, restaurants, leisure facilities and schools for all ages. Linked to the fishing port of Newlyn by a mile long beachside promenade which features one of Britain's best preserved art deco lido swimming pools. Penzance enjoys excellent transport links via the A30 and a mainline rail link to London Paddington.



**uPVC double glazed door to...**



## ENTRANCE VESTIBULE

2.38m x 1.08m (7'9" x 3'6")

uPVC double glazed full drop windows to front and side. uPVC part obscure double glazed door to...

## LIVING ROOM

6.1m x 4.29m (20'0" x 14'0") - at maximum

uPVC double glazed window to front along with a uPVC double glazed window gaining light from the entrance vestibule. Coal effect gas fire (not connected) sat atop a stone hearth with wooden surround and mantle. Wood effect flooring. Serving hatch from kitchen. Two radiators. Door to...

## KITCHEN

3m x 2.67m (9'10" x 8'9")

uPVC part obscure double glazed door to side along with a uPVC double glazed window. Wooden worksurfaces with an inset butler style sink. Space for inset gas hob with electric oven



## BEDROOM ONE

3.02m x 3.62m (9'10" x 11'10")

uPVC double glazed French doors to rear opening out to the garden. Range of built in cupboards. Wood effect flooring. Radiator.

## BEDROOM TWO

2.95m x 2.65m (9'8" x 8'8")

uPVC double glazed tilt and turn window to rear. Wood effect flooring. Radiator.

## BATHROOM

1.99m x 1.78m (6'6" x 5'10")

Circular ceiling mounted sun tunnel. Panelled bath with mains fed mixer tap shower over. Vanity mounted wash hand basin. Close coupled WC with hidden cistern. Wall mounted heated towel rail. Wood effect tiled flooring.



## OUTSIDE

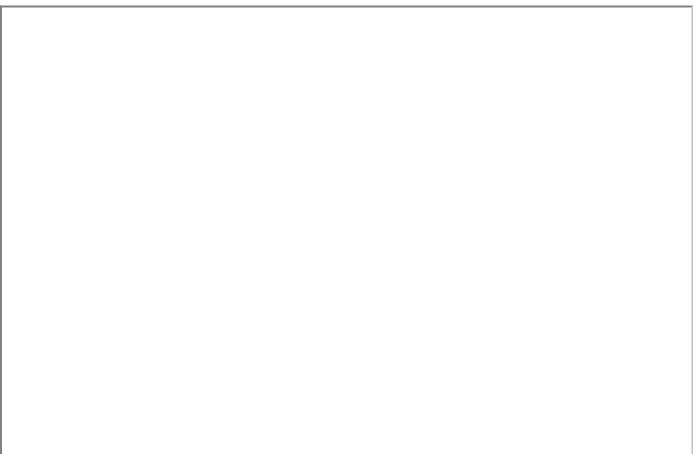
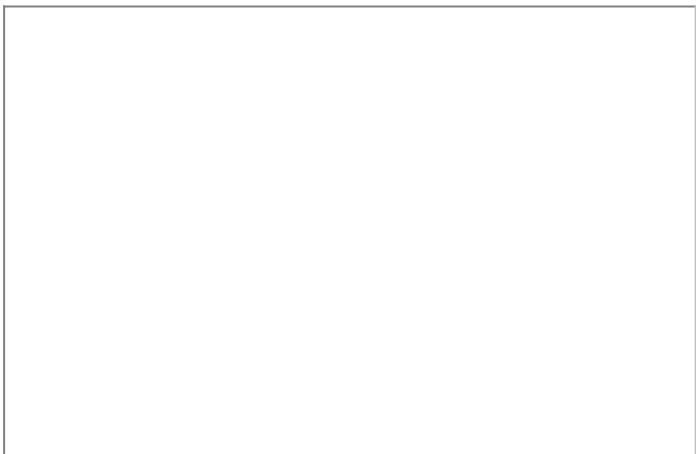
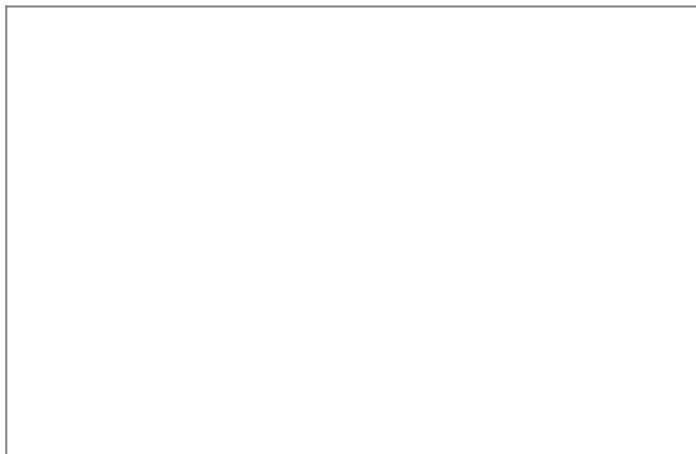
**FRONT** – Garden with lawn along with a variety of low level shrubs and bushes. Driveway parking for one vehicle which could be extended to allow for two vehicles parked in tandem. Sloped access to the property. Timber gates leads to the **SIDE** – Timber shed and planted borders along with patio paving that extends around to the **REAR** – Gently sloped lawn bordered by a variety of shrubs and bushes along with a patio paved seating area.

## AGENTS NOTES

**Property Type & Construction:** Cavity wall, as built, insulated (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** Mains gas boiler and radiators (9 year warranty remains) | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are only O2 and Vodafone signal is limited | **Parking:** Driveway | **Restrictions/Covenants:** None | **Rights of Way/Easements:** None | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** PA21/10825 | **Accessibility/**



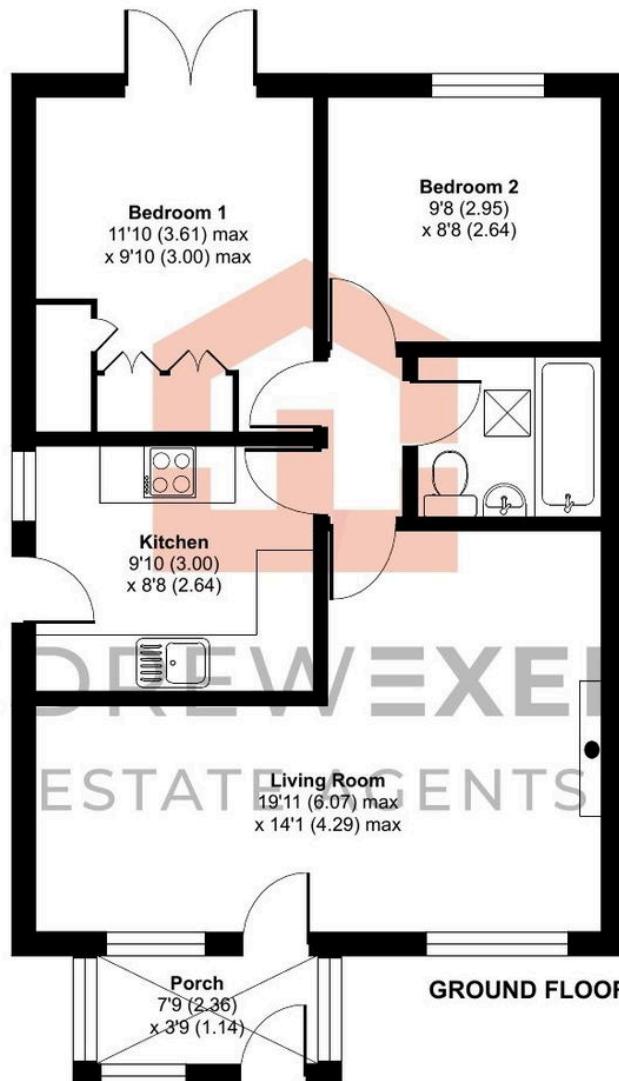
Contact Whitlocks in Penzance who will be able to guide you through the process. Their



# Barnfield Gardens, Gulval, Penzance, TR18

Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Andrew Exelby Estate Agents. REF: 1300071

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.