



Crowlas, Penzance TR20

Guide Price £300,000

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DESCRIPTION

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The home is warmed via a gas central heating system with accommodation in brief comprising dining room/snug, large L-shaped living room, breakfast room, kitchen and WC to the ground floor with the three bedrooms and family bathroom to the first floor.

This property must be viewed to fully appreciate its potential both inside and out so an early inspection is highly recommended.



LOCATION

Crowlas is a sought-after village on the eastern side of Penzance which has a local village shop, takeaway, popular public house and a highly regarded infant/junior school at Ludgvan Lower Quarter. Transport links are easy via the A30 trunk road and mainline railway stations at both Penzance and St Erth. Nearby are supermarkets, including Sainsburys and Morrisons at Eastern Green and some of the areas best south coast beaches at Long Rock and Marazion, home of the iconic St Michaels Mount. Penzance town is just under three miles away and offers a more comprehensive range of shops and schooling for all ages.

ENTRANCE HALLWAY

Radiator. Doors to...

DINING ROOM/SNUG

3.29m x 3.18m (10'9" x 10'5")

uPVC windows to front and side. Built in storage cupboards. Radiator.

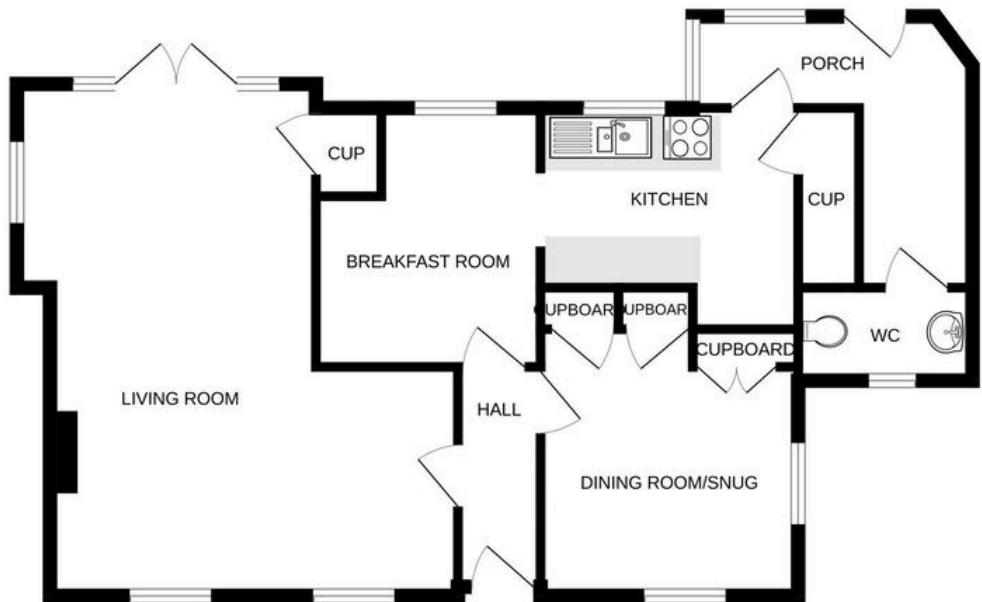
LIVING ROOM

6.31m x 5.43m (20'8" x 17'9")

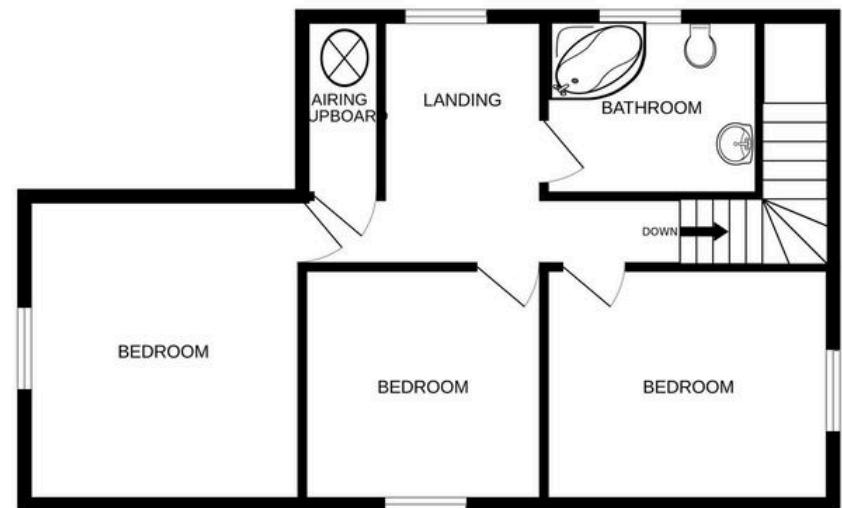
A large L-shape room with two uPVC windows to front along with a gas fireplace. A small step up takes you into the garden room whereby there is a uPVC window to the side along with uPVC double glazed French doors that open out to the garden. Storage cupboard housing the gas boiler. Radiator.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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