



86 Barnfield Gardens, Gulval,
Penzance, Cornwall, TR18 3RH









86 BARNFIELD GARDENS, GULVAL, PENZANCE, CORNWALL, TR18 3RH

£270,000 FREEHOLD

*** TWO BEDROOMS * LOUNGE/DINING ROOM * SUNROOM * FRONT AND REAR GARDENS ***

*** POPULAR LOCATION * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 67 SQUARE METRES ***

A beautifully presented semi detached, modern, two bedroom bungalow with front and rear gardens and situated in a popular residential location, on the outskirts of Penzance, close to the local amenities and the beaches of Mount's Bay. The accommodation comprises of two bedrooms, lounge/dining room, kitchen, bathroom and sunroom. There are gardens to both the front and rear of the property. The house is double glazed and gas centrally heated and an internal viewing is highly recommended.

UPVC Double glazed door with glazed side panel into:

DINING ROOM: 10' 3" x 7' 11" (3.12m x 2.41m) Radiator, serving hatch to kitchen. Dining room opens into:

LOUNGE: 13' 10" x 9' 6" (4.22m x 2.90m) TV and telephone points, patio doors into sunroom, laminate wood floor.

SUNROOM: 15' 5" x 7' 10" (4.70m x 2.39m) Double glazed to three sides, glass roof, patio doors onto rear garden, plumbing for washing machine.

Door from lounge into:

INNER HALLWAY: Access to loft, pull down ladder, power and light, partially boarded.

KITCHEN: 9' 9" x 8' 6" (2.97m x 2.59m) Laminate wood floor, double glazed window to front, base and wall units with worksurfaces and tiling over, one and a half bowl ceramic sink, space for fridge/freezer, built in electric oven, induction hob and extractor over.

BEDROOM ONE: 11' 11" x 9' 9" (3.63m x 2.97m) Double glazed window to front, radiator, laminate wood floor, double wardrobe to one wall.

BEDROOM TWO: 9' 7" x 8' 9" (2.92m x 2.67m) Double glazed window to rear, radiator, laminate wood floor.

BATHROOM: Double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, WC, wall mounted electric fan heater, radiator.

OUTSIDE: The property is approached over a garden laid to lawn with central pathway and patio to the front of the bungalow. Pathway to side leads to the rear garden, fully enclosed by wooden fencing, laid to lawn and areas of patio, one of which closed by pergola, wooden shed, outside power point, tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///synthetic.routines.blip](https://www.what3words.com/synthetic-routines-blip)

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 constructed of cavity wall 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.

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