



Hillside, Chy An Dour Road, Praa  
Sands, Penzance, Cornwall, TR20  
9SY









**HILLSIDE, CHY AN DOUR ROAD, PRAA SANDS, PENZANCE, CORNWALL, TR20 9SY**

**GUIDE PRICE £600,000 FREEHOLD**

**\* THREE DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \* GROUND FLOOR SHOWER ROOM \***

**\* LOUNGE \* SEPARATE DINING ROOM \* KITCHEN/BREAKFAST ROOM \***

**\* SUN ROOM \* SOUTH FACING TERRACE \* GARDENS \* GARAGE \* PARKING \***

**\* NO ONWARD CHAIN \* CLOSE TO BEACH \***

**\* EPC = E \* COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY BAND D) \***

**\* APPROXIMATELY 129 SQUARE METRES \***

Situated on the outskirts of the coastal village of Praa Sands and within short walking distance of the sandy beach, is Hillside, a semi detached three bedroom house which is, at present, being successfully holiday let. There are spectacular sea views from all front facing rooms and the terrace to the front of the house. The accommodation comprises of three double bedrooms and bathroom with separate shower cubicle on the first floor, of which bedrooms one and three have the aforementioned views. On the ground floor there is lounge, separate dining room, kitchen/breakfast room, sun room, utility room and shower room. There is parking for one vehicle in front of the garage with external steps leading to the aforementioned sun terrace and access to a private path down to the coastal path and onto the beach. Patio to the side of the property and a terraced garden to the rear. As previously mentioned, the property is successfully holiday let and offered for sale with no chain. Fixtures and fittings are available by separate negotiation. Due to the location of this property, a viewing is highly recommended.

**EXTERNAL SUN TERRACE:** 26' 3" x 12' 9" (8.00m x 3.89m) With double glazed door into:

**SUN ROOM:** 16' 1" x 7' 11" (4.90m x 2.41m) Double glazed picture windows to front, enjoying the aforementioned views, painted wooden floor, wall lights, double half glazed doors into:

**HALLWAY:** Storage under stairs, doors to:

**LOUNGE:** 13' 11" x 11' 9" (4.24m x 3.58m) Double glazed window to front, radiator.

**DINING ROOM:** 14' 7" x 12' 0" (4.45m x 3.66m) Two windows to front overlooking the sun lounge, picture rail, radiator, stairs rising. Further door into:

**KITCHEN/BREAKFAST ROOM:** 13' 4" x 10' 8" (4.06m x 3.25m) Inset spotlights, double glazed door and window to side cupboard housing oil boiler, breakfast bar, radiator. Kitchen area: base and wall units with worksurfaces and tiling over, double oven, hob, extractor fan, one and a half bowl stainless steel sink unit, integral dishwasher and fridge, doors to:

**SHOWER ROOM:** Double glazed window, radiator, fully tiled walls and floor, extractor fan, WC, pedestal wash hand basin, electric shower cubicle.

Door from kitchen into:

**REAR LOBBY:** With further door to outside. Lobby leads to:

**UTILITY ROOM:** With plumbing for washing machine.

**FIRST FLOOR LANDING:** Access to loft, double glazed window to front, radiator, built in cupboard, doors to:

**BEDROOM ONE:** 12' 7" x 11' 9" (3.84m x 3.58m) Double glazed window to front, radiator.

**BEDROOM TWO:** 10' 10" x 9' 7" (3.30m x 2.92m) Double glazed window to side, radiator, cupboard housing hot water tank.

**BEDROOM THREE:** 8' 11" x 9' 2" (2.72m x 2.79m) Double glazed window to front, radiator.

**BATHROOM:** Two double glazed windows to rear, heated towel rail, vanity wash hand basin, WC, bath, mains shower cubicle, inset spotlights, extractor fan, partially tiled walls.

**OUTSIDE:** The property is approached over parking for one vehicle leading to the:

**GARAGE:** Roller door.

External steps lead to the south facing sun terrace, enjoying the aforementioned views, access to a private path down to the coastal path and onto the beach. Courtyard to the side with oil tank. Steps from the rear door lead to the garden, which is fully enclosed.

**SERVICES:** Mains water, electricity, and private drainage.

**DIRECTIONS:** Via "What3Words" app: ///skips.decimals.removers

**AGENTS NOTES:** We understand from Openreach website that Full Fibre Broadband (FTTP) 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

Mousehole  
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