



Ranellie, Rectory Road, St Buryan,  
Penzance, Cornwall, TR19 6BB



Marshall's  
ESTATE AGENTS







**RANELLE, RECTORY ROAD, ST BURYAN, PENZANCE, CORNWALL, TR19 6BB**

**£375,000 FREEHOLD**

**\* TWO/THREE BEDROOMS \* LOUNGE \* KITCHEN/BREAKFAST ROOM \***

**\* UTILITY ROOM \* LARGE GARDENS TO BOTH THE FRONT AND REAR \***

**\* OFF STREET PARKING \* DOUBLE GLAZING \* OIL FIRED CENTRAL HEATING \***

**\* NO ONWARD CHAIN \* POPULAR VILLAGE LOCATION \***

**\* CORNISH UNIT \* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 73 SQUARE METRES \***

Situated within the popular village of St Buryan and close to all its amenities is this detached two/three bedroom Cornish Unit bungalow, set within large gardens to both the front and rear, offering huge development potential, subject to planning. The accommodation comprises of lounge, kitchen/breakfast room, two double bedrooms, bathroom, utility room and bedroom three/dining room. There is off street parking for multiple vehicles to both the front and the side of the property and large gardens to both the front and rear, mainly laid to lawn and patio and fully enclosed. Gardens are a particular feature of the property and, as previously mentioned, can offer huge development potential for either extending the present property or further accommodation/dwelling (subject to planning). The village of St Buryan has local amenities such as primary school, village shop and post office, public house and church and is about a 10 minutes drive away from the larger town of Penzance and the beautiful West Penwith coastline with Lamorna Valley, Penberth and Porthcurno. The property is offered for sale with no onward chain, is double glazed and is heated via oil fired central heating system and a viewing is highly recommended.

Double glazed door into:

**PORCH:** Polycarbonate roof, double glazed to two sides, double glazed door into:

**HALLWAY:** Access to loft, shelved cupboard, doors to:

**LOUNGE:** 13' 6" x 11' 3" (4.11m x 3.43m) Double glazed picture window to front, radiator, fireplace to one wall (not used).

**BEDROOM ONE:** 11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to front, radiator, shelved cupboard.

**BEDROOM TWO:** 10' 10" x 10' 10" (3.30m x 3.30m) Two double glazed windows to rear, radiator.

**BATHROOM:** Double glazed window to rear, extractor fan, heated towel rail, vanity wash hand basin, WC, P shaped bath with mains shower over, tiled floor, partial wall tiling.

**KITCHEN/BREAKFAST ROOM:** 16' 6" x 8' 7" (5.03m x 2.62m) Two double glazed windows to rear, radiator, base and wall units with tiling over, single drainer sink unit, electric cooker and space for fridge/freezer. Door to:

**UTILITY ROOM:** 7' 9" x 6' 1" (2.36m x 1.85m) Double glazed windows to side and rear, double glazed door into rear garden, plumbing for washing machine under roll top work surface, door to:

**BEDROOM THREE/DINING ROOM:** 11' 1" x 7' 10" (3.38m x 2.39m) Double glazed window to front, radiator.

**OUTSIDE:** The property is approached over a driveway with parking for several vehicles to both the front and side. The front garden is laid to lawn and enclosed by hedging. Gated access to the side of the bungalow leads to the large rear garden, which is laid to patio and lawn and fully enclosed by wooden fencing and granite hedge, outside tap, oil fired boiler and tank, wooden shed.

**SERVICES:** Mains water, electricity, drainage, oil central heating.

**DIRECTIONS:** Via "What3Words" app: [///trump.admire.contained](https://www.what3words.com/#!/trump.admire.contained)

**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 Cornish Unit under a tiled roof. Due to the construction of the property, we recommend further investigations with your mortgage lender, subject to the mortgageability of this property.

**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  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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