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**Gulval,
Penzance**

Guide Price £190,000
Freehold





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Property Introduction

This spacious detached two bedroom park home offers various adaptations designed for disabled living such as a ramp to the rear, wet rooms and wider doorways for wheelchair use.

The spacious accommodation comprises of two bedrooms one of which boasts an en-suite wet room, main bathroom, kitchen with integral appliances and a lounge/diner with patio doors to the rear sun terrace.

There are two driveways providing off road parking for three cars as well as a detached garage.

The rear garden is enclosed and laid to patio and granite chipping for ease of maintenance.

The property is gas centrally heated and double glazed.

Location

The property is located less than one mile from the bus and train station and within easy reach of the towns' many amenities.

There is a beautiful bay, a re-furbished art deco outdoor bathing pool at the beginning of the promenade. Some visitors believe Penzance is fast becoming the new gourmet capital of Cornwall with a selection of fine quality restaurants from which to choose.

Other places of interest are the sub-tropical Morrab Gardens, Penlee House Gallery and Museum and historic Chapel Street which famous the world famous Egyptian House and The Admiral Benbow Inn. You can also enjoy the golden sands of Longrock and Marazion beach which lie on the shores of Mount's Bay. St Michaels Mount with it's stunning castle is connected to Marazion via a long causeway which can be reached on foot at low tide.

ACCOMMODATION COMPRISES

External steps to either side of the double glazed panel front door with matching side panels to :-

ENTRANCE HALL

Access to loft space. Radiator. Built in shelved cupboard with radiator.

**LOUNGE/DINER 17' 2" x 9' 3" (5.23m x 2.82m)
PLUS 10' 5" x 9' 10" (3.17m x 2.99m)**

Two double glazed windows to front and side. Double glazed patio doors to rear. Feature fireplace housing electric fire. Radiator. Television point. Door to :-

KITCHEN 11' 9" x 9' 3" (3.58m x 2.82m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Integrated stainless steel double oven with gas hob inset to worksurface and extractor over. Integrated fridge/freezer, washing machine and tumble dryer. Wall mounted combination boiler. Stainless steel single drainer sink unit with mixer tap over. Double glazed window to rear. Double glazed panel door to rear.

INNER HALL

With doors to :-

BATHROOM

Fitted with a modern white suite comprising panelled bath with mains fed shower and screen over, close coupled WC and wash hand basin inset to vanity unit. Heated towel rail. Obscure double glazed window to front. Complementary wall tiling.

BEDROOM ONE 11' 0" x 9' 3" (3.35m x 2.82m)

Double glazed window to rear. Radiator. Television point. Opening to :-

EN-SUITE WET ROOM

Fully tiled walk-in shower enclosure housing mains fed shower, low level WC and wash handbasin. Double glazed window to rear. Extractor fan. Radiator.

BEDROOM TWO 9' 4" x 9' 0" (2.84m x 2.74m)

Double glazed window to front. Radiator. Television point.

OUTSIDE

To the front of the property there are two driveways providing parking for three cars. The left hand driveway leads to the :-

GARAGE 17' 10" x 8' 9" (5.43m x 2.66m)

With metal up and over door. Window and courtesy door to rear. There is gated access to the side garden which is laid to chippings for ease of maintenance and leads to the rear garden which gives ramped access to the rear door. The rear garden is designed once more with ease of maintenance and is home to a useful garden shed.

SERVICES

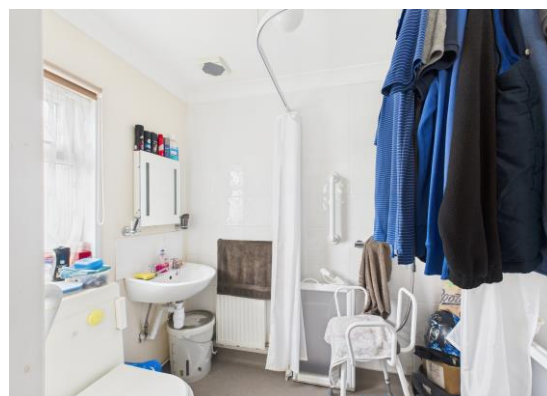
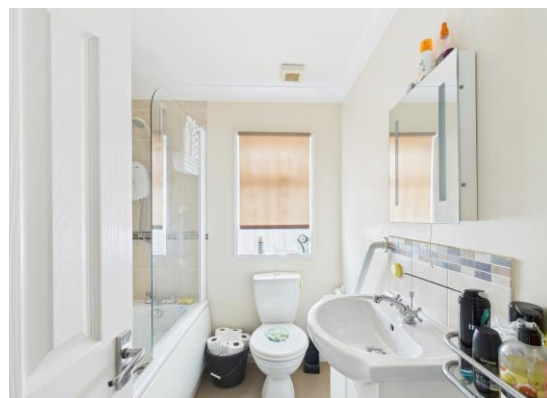
The property benefits from mains electricity, mains water, mains drainage and mains gas.

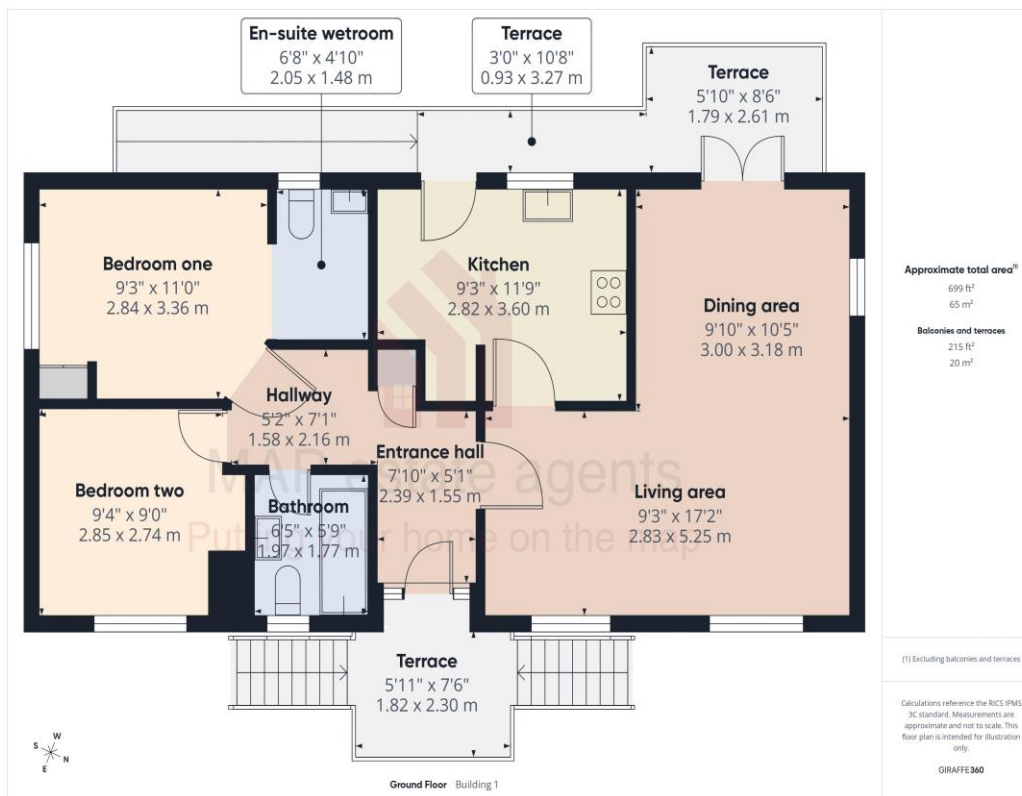
AGENT'S NOTES

Please be advised that the Council Tax Band for this property is band 'A'. The property is located on the Eastern Green Park where there is a monthly ground rent of approximately £199. The park itself is a residential site only where all properties have a 12 month a year occupancy where residents have to be ages 45 or over. No under 18s are permitted to stay but can visit. Pets are allowed with written consent of the site manager.

DIRECTIONS

From Penzance proceed in an easterly direction, upon reaching the roundabout by Tesco take the second exit passing the entrance to the supermarket. Take the next right into the park taking the right hand turn whereby the property can be found on your right hand side. If using What3Words :- Defend.Indeed.Escalates.





MAP's top reasons to view this home

- Detached bungalow
- Two double bedrooms
- Principal bedroom with en-suite
- Driveway parking for three cars
- Detached garage
- Enclosed rear garden with garden shed
- Gas central heating
- Close to local amenities
- Lounge/diner
- Kitchen with integrated appliances

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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