

35 Eastern Green Park Three,
Eastern Green, Penzance, TR18

3AZ

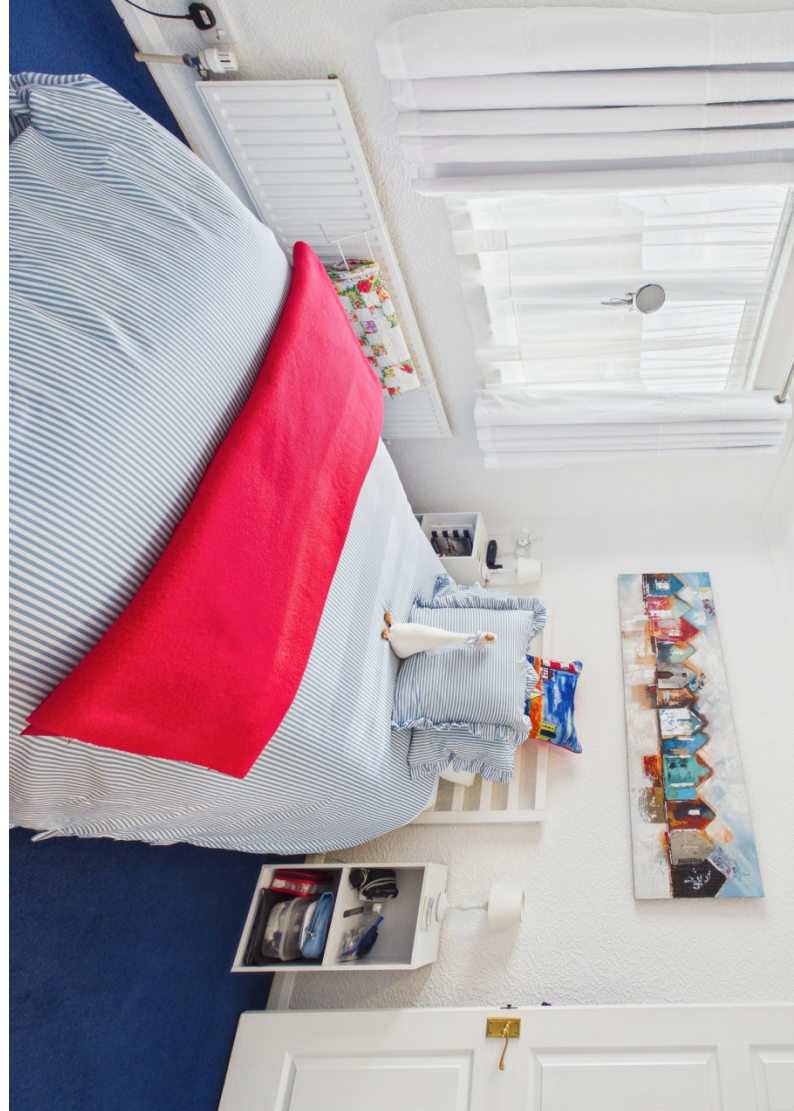


Marshall's
ESTATE AGENTS









35 EASTERN GREEN PARK THREE, EASTERN GREEN, PENZANCE, TR18 3AZ

£165,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * ONE ENSUITE * BATHROOM ***

*** OPEN PLAN LOUNGE/ DINING ROOM * KITCHEN * GARAGE AND PARKING ***

*** GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** CLOSE TO MOST LOCAL AMENITIES * EPC = EXEMPT * COUNCIL TAX BAND = A ***

This beautifully presented detached park home is situated in a popular residential location and is within close proximity of the beaches of Eastern Green, supermarkets and further amenities in the town of Penzance. The accommodation comprises of open plan lounge/ dining room, kitchen, two bedrooms, one en-suite and a bathroom. The property is gas centrally heated, double glazed thought with off street parking for one vehicle, a garage and gardens to three sides. An early viewing is highly recommended.

External steps leading to UPVC double glazing door into:

OUTER HALLWAY: Radiator, further glazed door into the:

MAIN HALLWAY: Radiator, built in cupboard, door to lounge.

LOUNGE: 15' x 9' 6" (4.57m x 2.9m) Two UPVC double glazed windows to front and one to side, radiator, ornamental living flame electric fireplace. Opening into:

DINING ROOM: 10' x 9' 6" (3.05m x 2.9m) UPVC double glazed window to side, radiator, serving hatch into kitchen.

KITCHEN: 11' x 9' 6" (3.35m x 2.9m) UPVC double glazed window and door to rear, range of base and wall units, worksurface and tiling over, electric cooker, gas hob, radiator, space for fridge, washing machine and tumble dryer, wall mounted combination boiler.

BEDROOM ONE: 9' 6" x 9' (2.9m x 2.74m) UPVC double glazed window to rear, radiator, walk in dressing room/ wardrobe with radiator, door to:

EN SUITE SHOWER ROOM: Tiled shower cubicle, pedestal wash hand basin, W.C., extractor fan, radiator.

BEDROOM TWO: 9' x 9' 6" (2.74m x 2.9m) UPVC double glazed window to front, radiator.

BATHROOM: Bath with shower over, pedestal wash hand basin, WC, UPVC double glazed window to front, heated towel rail

OUTSIDE: There is parking for one vehicle to the side of the property leading to the garage with shed to rear. Gardens to three sides are enclosed by wooden fencing and laid to patio, granite chip and lawn with outside tap.

DIRECTIONS: From Penzance proceed in an easterly direct, upon reaching the roundabout by Tesco take the second exit left passing the entrance to the super market and take the next right into the park. Proceed into the park taking the right hand turn whereby the property can be found on your right.

SERVICES: Mains water, electricity, gas and drainage.

TENURE: The property is located on the Eastern Green Park, where there is a monthly ground rent of £199.86. This is reviewed annually in April and adjusted in line with RPI. The park is for residents aged 45 and over, grandchildren are allowed to visit and may stay overnight with the permission of the site owner. Up to two pets are allowed with written permission from the site owner.

AGENTS NOTE: 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. When the property is sold, 10% of the selling price goes to the site owner.

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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