

A photograph of a white, single-story house with a grey tiled roof and a large glass extension. The house is surrounded by a green lawn and a gravel path. There are several potted plants and a small stone wall in the foreground. The sky is overcast.

Quincy, Praze Road, Leedstown,
Cornwall, TR27 6DH







QUINCY, PRAZE ROAD, LEEDSTOWN, CORNWALL, TR27 6DH

£310,000 FREEHOLD

- * DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * LIVING ROOM ***
- * CONSERVATORY * KITCHEN * ENTRANCE PORCH * DRIVEWAY PARKING ***
- * GARAGE * GOOD SIZE GARDEN * POPULAR AND CONVENIENT LOCATION ***
- * NO ONWARD CHAIN * EPC = D * COUNCIL TAX BAND = C ***
- * APPROXIMATELY 63 SQUARE METRES ***

Located on the popular Praze Road, this well presented two bedroom detached bungalow offers comfortable single level living on a generous plot. The property features two double bedrooms, living room, conservatory garden, kitchen and a bathroom. Outside, there is a good size garden, detached garage and ample driveway parking. The property is situated within a short drive of Hayle town with all its local amenities and an early appointment to view is highly recommended.

DOOR TO:

ENTRANCE PORCH: Double glazed windows to the front, space and plumbing for washing machine. Door and window to:

KITCHEN: 10' 2" x 9' 1" (3.10m x 2.77m) Range of base and wall mounted units, built in electric oven and hob with extractor hood over, one and a half bowl stainless steel sink unit, double glazed window to the side, plumbing for dishwasher. Door to:

LIVING ROOM: 14' 10" x 10' 1" (4.52m x 3.07m) Double glazed window to the rear, radiator, electric fire, door to hallway. Double doors to:

CONSERVATORY: 9' 2" x 8' 7" maximum (2.79m x 2.62m) Tiled flooring, radiator, glazed to three sides, patio doors to the side.

HALLWAY: Radiator, access to the loft, door to the rear.

BEDROOM ONE: 12' 4" x 10' 2" (3.76m x 3.10m) Built in wardrobes, double glazed window to the rear, radiator.

BEDROOM TWO: 11' 11" x 10' 2" (3.63m x 3.10m) Built in wardrobes, double glazed window to the front, radiator.

BATHROOM: 8' 0" x 6' 7" (2.44m x 2.01m) Panelled corner bath with hot and cold taps, separate shower cubicle, low level w.c., pedestal wash hand basin, two double glazed windows to the front, heated towel rail, built in cupboard.

OUTSIDE: The property is approached to the side with driveway parking and a detached garage. To the front of the property there is a good side garden laid mostly to lawn with established trees, wall and fence borders. To the rear of the property there is a pathway leading around the perimeter and to the other side the garden is laid to gravel with access into the conservatory.

GARAGE: With up and over door, window to the side, oil fired central heating boiler.

SERVICES: Mains water, electricity and drainage. Oil fired central heating with oil tank next to the garage.

AGENTS NOTE: The property is constructed of block under a slate tiled roof. We checked the phone signal which was intermittent. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

DIRECTIONAL NOTE: Via What3Words: [///suitcase.unlimited.starfish](https://www.what3words.com/suitcase.unlimited.starfish)

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
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Lettings
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