
10 Parc An Gate, Mousehole,
Penzance, TR19 6TT
Marshall's
ESTATE AGENTS

























10 PARC AN GATE, MOUSEHOLE, PENZANCE, TR19 6TT

£435,000 FREEHOLD

*** LOVELY SEA VIEWS * THREE BEDROOMS ***

*** LOUNGE/DINING ROOM * FITTED KITCHEN/BREAKFAST ROOM ***

*** SHOWER ROOM * OIL CENTRAL HEATING * DOUBLE GLAZING ***

*** GOOD DECORATIVE ORDER * IDEAL FAMILY OR RETIREMENT HOME ***

*** WELL KEPT GARDENS * DRIVEWAY AND ATTACHED GARAGE ***

*** UTILITY AREA * SHORT WALK TO THE PICTURESQUE VILLAGE OF MOUSEHOLE ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 76 SQUARE METRES ***

Lovely sea views over Mount's Bay from this well presented three-bedroom detached modern style bungalow, located in a quiet cul-de-sac on the outskirts of the popular village of Mousehole. The property has well proportioned living accommodation, which the present vendors have maintained to a high standard and is therefore for sale in good decorative order throughout. The gardens to front and rear are a particular attractive feature being lawned and easy to maintain, along with driveway leading to attached garage. Parc An Gate is a popular residential area within a short walk of the picturesque village of Mousehole with a good array of shops. The main town of Penzance is only a short drive away with main line access to London Paddington and the main shopping area with all expected amenities. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: Radiator, access to roof space via pull down ladder.

LIVING ROOM/DINING ROOM: 17' 1" x 11' 11" (5.21m x 3.63m) UPVC double glazed window with lovely sea views over Mount's Bay, tiled fireplace, TV point, radiator.

KITCHEN/BREAKFAST ROOM: 14' 8" x 8' 10" (4.47m x 2.69m) Inset single drainer twin bowl sink with cupboards below, range of fitted wall and base units, lovely sea views over Mounts Bay, worksurfaces and power points, UPVC double glazed window, radiator.

BEDROOM ONE: 12' 2" x 10' 8" (3.71m x 3.25m) Range of built in wardrobes, UPVC double glazed window overlooking rear garden, radiator.

BEDROOM TWO: 11' 10" x 8' 10" (3.61m x 2.69m) UPVC double glazed window to side, radiator.

BEDROOM THREE: 9' 1" x 7' 10" (2.77m x 2.39m) UPVC double glazed window overlooking rear garden, radiator.

SHOWER ROOM: White suite comprising double size shower cubicle with chrome fittings, pedestal wash hand basin, low level WC, tiled flooring, chrome towel rail/radiator.

OUTSIDE: Access to:

UTILITY AREA: 14' 4" x 6' 0" (4.37m x 1.83m) With door to rear garden.

The gardens surround the property, being mainly laid to lawn with flower borders and hedging. To the front of the property the garden area takes full advantage of the views over Mounts Bay. There is a long driveway and parking leading to:

ATTACHED GARAGE: 18' 4" x 7' 9" (5.59m x 2.36m) Metal up and over door, power and light, oil central heating boiler.

SERVICES: Mains water, electricity and drainage. Oli fired central heating.

DIRECTIONS: Via "What3Words app: ///viewer.headboard.twisty

AGENTS NOTES: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. 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.