



22 St. Petry, Goldsithney,
Penzance, Cornwall, TR20 9LA









22 ST. PETRY, GOLDSITHNEY, PENZANCE, CORNWALL, TR20 9LA

£395,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * KITCHEN/DINING ROOM * LOUNGE ***

*** OPEN FIREPLACE * GOOD DECORATIVE ORDER ***

*** GARAGE * OFF STREET PARKING ***

*** OIL FIRED CENTRAL HEATING * UPVC DOUBLE GLAZING ***

*** REAR GARDENS * IDEAL FAMILY HOME * VIEWING HIGHLY RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 86 SQUARE METRES ***

A well presented three bedroom detached family home, located in a quiet residential area within the village of Goldsithney, and therefore close to all the amenities. The property has spacious accommodation, which would make an ideal family home and really needs to be viewed internally to be appreciated to the full. Particularly attractive features are the enclosed gardens to the rear and parking for multiple vehicles to the front of the property. The accommodation comprises of a dual aspect lounge with open fireplace, kitchen/dining room and cloakroom on the ground floor. On the first floor there are three double bedrooms and family bathroom. To the front of the property, there is parking for multiple vehicles leading to the detached garage with up and over door and storage into eave space and plumbing for washing machine. To the rear is a fully enclosed garden, laid to patio and lawn and further garden to the side of the house. The house is double glazed, oil-fired centrally heated, is conveniently located for all the village amenities and is in the catchment area of St Hilary Academy.

Double glazed door into:

HALLWAY: Double glazed window to front, radiator, solid wood floor, stairs rising, doors to:

LOUNGE: 16' 5" x 12' 5" (5.00m x 3.78m) Double glazed window to front and sliding patio doors onto rear garden, wood floor, radiator, open fireplace to one wall on slate hearth with wood surround, TV point.

KITCHEN/DINING ROOM: 16' 5" x 10' 6" (5.00m x 3.20m) Double glazed windows to front and rear and double glazed door into rear garden, radiator, base and wall units with roll top worksurfaces and tiling over, TV point, one and a half bowl stainless steel sink, electric oven, hob, extractor hood over, integral dishwasher, door to:

CLOAKROOM: WC with integrated wash hand basin.

FIRST FLOOR: Double glazed window to rear, radiator, doors to:

BEDROOM ONE: 10' 8" x 10' 8" (3.25m x 3.25m) Double glazed window to front, radiator, built in wardrobe, access to loft, TV point.

BEDROOM TWO: 10' 2" x 9' 2" (3.10m x 2.79m) Double glazed window to front, range of mirrored door wardrobes to one wall, radiator, further built in wardrobe, TV point.

BEDROOM THREE: 9' 5" x 6' 11" (2.87m x 2.11m) Double glazed window to rear, radiator, TV point.

BATHROOM: Double glazed window to rear, vanity wash hand basin, WC, bath with mains shower over, heated towel rail, extractor fan.

OUTSIDE: The property is approached over a driveway with parking for several vehicles leading to the:

GARAGE: 17' 1" x 8' 2" (5.21m x 2.49m) Up and over door, power and light, storage into eave space, plumbing for washing machine, oil fired combination boiler, pedestrian door to rear.

The front garden has been gravelled for further parking, two gates to the side of the house lead to the rear garden, which is fully enclosed by wooden fencing and laid to two areas of lawn and further patio areas, oil tank, outside tap.

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

DIRECTIONS: Via "What3Words" app: ///prayers.tailwind.discouraged

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 block under a concrete 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.

Penzance
01736 360203

Mousehole
01736 731199

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01736 795040

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01209 715672

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