



15 Boswery, Penzance, Cornwall,  
TR18 4RL









**15 BOSWERY, PENZANCE, CORNWALL, TR18 4RL**

**£370,000 FREEHOLD**

**\* TWO DOUBLE BEDROOMS \* SPACIOUS KITCHEN/DINING ROOM \***

**\* LOUNGE \* SHOWER ROOM \* GARDENS TO FRONT AND REAR \* OFF STREET PARKING \***

**\* LARGE GARAGE \* DETACHED STUDIO \* UPVC DOUBLE GLAZING \***

**\* GAS CENTRAL HEATING \* EPC = C \* COUNCIL TAX BAND = C \***

**\* APPROXIMATELY 71 SQUARE METRES \***

A beautifully presented linked detached bungalow, situated in a popular residential cul-de-sac within Alverton, which is on the outskirts of Penzance. The accommodation comprises of two double bedrooms, both with fitted wardrobes, lounge, shower room, kitchen/dining room and garage. There are gardens to both the front and rear with a raised sun terrace to the rear with further studio and garden shed. The extended garage has power and light and there is off street parking for several vehicles. The bungalow is gas centrally heated and double glazed throughout and we would recommend an early viewing to avoid disappointment.

UPVC glazed door into:

**PORCH:** 6' 7" x 4' 1" (2.01m x 1.24m) UPVC double glazed windows to two sides, obscure roof and half glazed obscure UPVC door into:

**HALLWAY:** Cloaks hanger space, wooden flooring, radiator, PIV system, doors to:

**LOUNGE:** 16' 10" x 11' 10" (5.13m x 3.61m) UPVC double glazed picture window to front with fitted blinds, stone fireplace to one wall with recess to either side, radiator, telephone, TV and Sky points.

**KITCHEN:** 16' 10" x 9' 10" (5.13m x 3.00m) UPVC Double glazed windows to the rear overlooking garden, range of wall and base units with worktop and glass splashback over, inset ceramic sink and drainer with mixer tap, built in electric oven, gas hob with extractor fan, access to loft space, space for washing machine, fridge and tumble dryer, UPVC obscured glazed door to the rear.

**BEDROOM ONE:** 10' 9" x 9' 11" to wardrobe doors (3.28m x 3.02m) UPVC double glazed window to front with fitted blinds, double wardrobe with mirror door, radiator, wood floor.

**BEDROOM TWO:** 9' 9" x 7' 11" to wardrobe doors (2.97m x 2.41m) UPVC double glazed window to rear with fitted blinds, double wardrobe with shelving and hanging space, radiator.

**SHOWER ROOM:** Walk in corner shower cubicle with mains fed shower, low level WC, vanity wash hand basin, illuminated mirror unit above, UPVC obscured double glazed window to rear, heated towel rail, extractor fan, airing cupboard housing wall mounted gas combination boiler, built in shelving.

**OUTSIDE:** The property is approached over pedestrian walkway from the driveway. The front garden is laid to terrace with established plants and shrubs, further pathway with handrail to the front door. Path to the side of the bungalow. Parking for several vehicles leads to:

**GARAGE:** 23' 9" x 7' 10" (7.24m x 2.39m) Roller door, power, light and water. Pedestrian door to:

Rear garden with raised patio overlooking garden and valley. Steps from the patio lead to lawned area, bordered by established trees and shrubs and further raised sitting area.

**STUDIO/GARDEN ROOM:** Divided into two.

**ROOM ONE:** 11' 0" x 7' 5" (3.35m x 2.26m)

**ROOM TWO:** 11' 0" x 5' 5" (3.35m x 1.65m) Power and light, double glazed to front and side.

**SERVICES:** Mains water, electricity, gas and drainage.

**AGENTS NOTE:** 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 cavity wall 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

Carbis Bay  
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Camborne  
01209 715672

Hayle  
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Lettings  
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