



9 Ridgevale Close
Gulval
TR18 3RB









9 RIDGEVALE CLOSE, GULVAL, PENZANCE, TR18 3RB

GUIDE PRICE £510,000 - FREEHOLD

A nicely presented and much improved three bedroom detached bungalow set within landscaped gardens with parking and garage.

- * **THREE BEDROOMS (ONE ENSUITE) * FAMILY BATHROOM * LOUNGE ***
- * **DINING ROOM * KITCHEN * SEPARATE UTILITY ROOM ***
- * **PARKING FOR MULTIPLE VEHICLES * GARAGE * EPC = D ***
- * **LANDSCAPED GARDENS * CENTRAL HEATING * DOUBLE GLAZING ***
- * **NO ONWARD CHAIN ***

Situated in a popular cul-de-sac of similar residential properties on the outskirts of the village of Gulval is this nicely presented and much improved detached bungalow. The spacious accommodation in brief comprises of three bedrooms, one of which is ensuite, recently refitted bathroom, lounge with gas fire leading to dining room and kitchen with integral appliances, conservatory/sun room to the rear overlooking the garden and a utility room. The property is approached via parking for several vehicles leading to the garage with electric door and the gardens surround the property to three sides. The gardens have been landscaped by the present vendor to incorporate areas of patio, lawn and a summerhouse with vegetable garden. Due to the lack of availability of such properties, we strongly recommend an early viewing.

DOUBLE GLAZED DOOR WITH GLAZED SIDE PANEL INTO:

HALLWAY: Tiled floor, radiator, access to large loft space. Doors to:

LOUNGE: 19' 7" x 12' 0" (5.97m x 3.66m) Double glazed window to one side with window seat under, four wall lights, two radiators, tv point, gas fire. Double doors into:

CONSERVATORY / SUN ROOM: 13' 5" x 8' 9" (4.09m x 2.67m) Double glazed to three sides with canopied double glazed roof over, radiator, door to garden.

ARCHWAY FROM LOUNGE LEADING TO:

DINING ROOM: 10' 7" x 9' 7" (3.23m x 2.92m) Two double glazed windows to the side and rear, radiator, polished wood flooring. Door to:

KITCHEN: 10' 6" x 9' 5" (3.2m x 2.87m) Double glazed window to the rear, tiled floor, one and a half bowl stainless steel sink unit, range of base and wall mounted units with work surface and tiling over, gas hob, electric oven, dishwasher. Door to:

REAR HALLWAY / UTILITY ROOM: Tiled floor, further door to rear garden, shelved cupboard, plumbing for washing machine, space for fridge/freezer.

BEDROOM ONE: 15' 0" x 10' 7" including ensuite (4.57m x 3.23m) Double glazed window to the rear, built in wardrobe, radiator.

ENSUITE: Shower cubicle with electric shower, wash hand basin, low level w.c., heated towel rail, extractor fan, fully tiled.

BEDROOM TWO: 12' 0" x 11' 5" (3.66m x 3.48m) Double glazed windows to the front and side, radiator, built in wardrobe.

BEDROOM THREE: 8' 2" x 7' 3" (2.49m x 2.21m) Double glazed window to the front, built in wardrobe, radiator.

BATHROOM: Double glazed window to the rear, fully tiled walls and floor, panelled bath, w.c., pedestal wash hand basin, heated towel rail, extractor fan.

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

GARAGE: 19' 0" x 10' 0" (5.79m x 3.05m) Electric roller door, wall mounted boiler, power and light, storage into eaves space.

The garden surrounds the property to three sides of which the front garden is laid to patio enjoying the morning sun. The rear garden again has a large area of patio leading to the summerhouse with vegetable garden with raised beds. The rest of the gardens are fully landscaped to incorporate further areas of patio, raised beds of which some are laid to slate chippings with established shrub and plant borders and enclosed by high level wooden fencing.

COUNCIL TAX BAND: E

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: From Penzance, proceed in an easterly direction. Upon leaving the town take the left turn towards St Ives, proceeding into the village of Gulval then take the left turn signposted Newmill and Heamoor taking the next right turning into Ridgvale Close. Proceed to the bottom of the close whereby the property can be found on your left hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

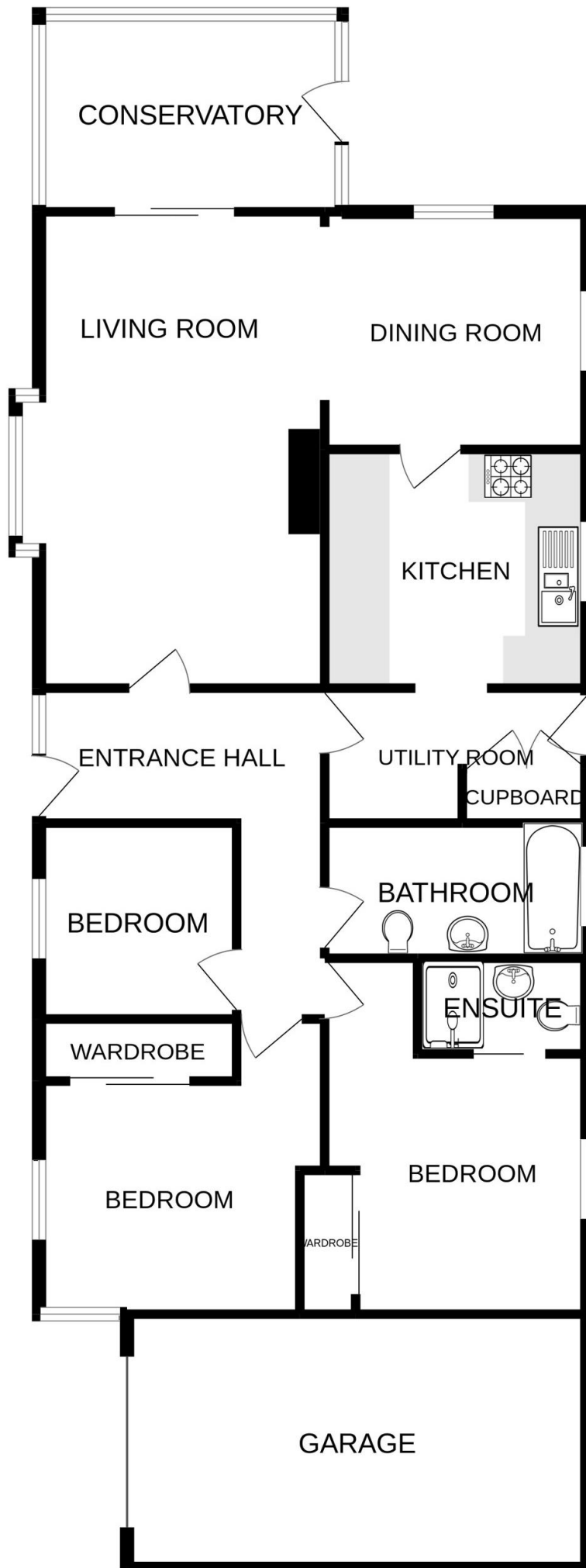
MARSHALL'S PARK LANE OFFICE: 0207 0791476

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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