



Marshall's
ESTATE AGENTS



21 Kew Pendra
St. Buryan
TR19 6DW







21 KEW PENDRA, ST. BURYAN, PENZANCE, TR19 6DW

GUIDE PRICE £215,000 - FREEHOLD

A semi-detached modern two bedroom house with gardens and parking situated on the outskirts of the popular village of St Buryan.

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

*** FIRST FLOOR BATHROOM * GARDENS TO FRONT AND REAR * OFF STREET PARKING ***

*** DOUBLE GLAZING * ELECTRIC HEATING * POPULAR VILLAGE LOCATION ***

*** CONVENIENT FOR MOST AMENITIES * EPC = E * COUNCIL TAX BAND = B ***

This semi detached property is situated in a popular residential cul-de-sac on the outskirts of the village of St Buryan yet within close distance of the village amenities and school. The accommodation comprises of a lounge and kitchen/dining room on the ground floor. On the first floor there are two double bedrooms and a bathroom. There are gardens to both the front and rear of the property and parking to the side. The house is fully double glazed and heated via newly installed electric storage heaters. Kew Pendra is a sought after residential location and viewing is highly recommended.

UPVC DOUBLE GLAZED DOOR INTO:

HALLWAY: Stairs rising, night storage heater. Glazed door into:

LOUNGE: 14' 5" x 9' 6" (4.39m x 2.9m) Double glazed window to the front, night storage heater, laminate wood flooring, under stairs storage cupboard. Door to:

KITCHEN / DINING ROOM: 12' 7" x 8' 9" (3.84m x 2.67m) Range of base and wall mounted units with work surface and tiling over, single drainer stainless steel sink unit, plumbing for washing machine and dishwasher, electric cooker, hob and extractor fan over, double glazed window and door to the rear.

FIRST FLOOR

LANDING: Access to roof space.

BEDROOM ONE: 13' 0" x 8' 0" (3.96m x 2.44m) Two UPVC double glazed windows to the rear, night storage heater.

BEDROOM TWO: 12' 0" x 8' 6" (3.66m x 2.59m) Double glazed window to the front, night storage heater.

BATHROOM: Fully tiled walls and floor, double glazed window to the side, heated towel rail, pedestal wash hand basin, low level w.c., panelled bath with electric shower over.

OUTSIDE: To the front of the property there is a fully paved garden with driveway to the side leading to the rear garden which is fully enclosed by wooden fencing and dry stone wall laid to two levels of patio with established plant and shrub borders with wooden arbour and shed, outside tap.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: From Penzance proceed in a westerly direction along the A30. Upon reaching the small hamlet of Catchall turn left towards St Buryan. Proceed through the village taking the last left into Kew Pendra, 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, 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
01736 756627

Lettings
01736 366778



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