



Pendeen
Praze Road
Leedstown
Hayle
TR27 6DH









PENDEEN, PRAZE ROAD, LEEDSTOWN, HAYLE, TR27 6DH

GUIDE PRICE £375,000 - FREEHOLD

A detached four bedroom dormer bungalow which is in need of modernisation. The property is situated in a rural location on the outskirts of the village of Leedstown. It enjoys spacious accommodation, well maintained front and rear gardens, off road parking for approximately two cars, a garage and block built workshop. Ideal family home. A viewing is essential to appreciate the potential and location of this property.

*** DETACHED DORMER BUNGALOW * FOUR BEDROOMS * SITTING ROOM***

*** OPEN PLAN KITCHEN /DINER * UTILITY ROOM * GROUND FLOOR SHOWER ROOM ***

GROUND FLOOR CLOAK ROOM /WC * PART DOUBLE GLAZED

*** LPG CENTRAL HEATING * FIRST FLOOR STORAGE ROOM***

*** FRONT AND REAR GARDENS * WORK SHOP * GARAGE * OFF ROAD PARKING ***

*** RURAL VILLAGE LOCATION * EPC=F ***

SINGLE GLAZED FRONT DOOR TO:

SUN ROOM: 8' 11" x 5' 8" (2.72m x 1.73m) Single glazed windows to both sides of front door. Single glazed windows to either side. Inset ceiling lights. Wood front door with opaque double glazed windows to entrance hall with matching window panels to the side.

MAIN HALLWAY: Stairs ascending to first floor landing. Radiator, doors to bedroom one, utility room, ground floor shower room, sitting room and kitchen/diner.

BEDROOM ONE: 11' 11" x 9' (3.63m x 2.74m) UPVC double glazed window to the front, radiator.

UTILITY ROOM: 12' x 7' 2" (3.66m x 2.18m) UPVC half double glazed door to the rear. UPVC double glazed window to the rear. Stainless steel kitchen sink, single bowl and drainer set in kitchen cupboards with tiled splashback and work surface to the side. Space and plumbing for washing machine, base cupboards and drawers with work surface over and tiled splashback to the side. Open shelves, wall mounted LPG boiler, high level cupboard housing electric fuse board. Built in double store cupboard with blanket cupboard over.

GROUND FLOOR SHOWER ROOM: UPVC opaque double glazed window to the rear. Built in shower cubicle with fully tiled splashback, full glazed shower screen with sliding door and wall mounted double shower head. Wash hand basin set in vanity unit with cupboard beneath, w.c. with concealed cistern, wall mounted ladder style heated towel rail.

SITTING ROOM: 16' 5" x 11' 11" (5m x 3.63m) UPVC double glazed window to the front. Sandstone style fire place with matching hearth and wood mantle over and electric coal effect fire. Two radiators.

KITCHEN/DINER:

DINING AREA: 15' 7" x 11' 11" (4.75m x 3.63m) UPVC double glazed window to the side, wooden beams. Inset fireplace with wood burner set on a stone hearth with ceramic tiled back and sides. Built in base and high cupboards on either side of the fireplace, one base cupboard houses a radiator. Opening to:

KITCHEN AREA: 11' 6" x 8' 8" (3.51m x 2.64m) UPVC double glazed window to the rear. Matching kitchen units to the rear and either side with work surface over and tiled splashback. The units comprise of wall and base cupboards and drawer units with work surface continuing between the kitchen and dining area forming a half breakfast bar. Wall mounted display cupboard, stainless steel fitted kitchen sink with single bowl and drainer. Four ring LPG hob with electric extractor hood over, fitted electric oven. Wooden beams, door to entrance hall. UPVC half double glazed door to rear garden, door to:

CLOAKROOM: 5' 1" x 5' 4" (1.55m x 1.63m) UPVC opaque double glazed window to the rear. Low level w.c. pedestal wash hand basin, tiled splashback, radiator.

FIRST FLOOR LANDING: Radiator, built in storage cupboard, doors to bedrooms two, three and four.

BEDROOM TWO (IRREGULAR SHAPE): 14' 0 max, narrowing to 8'7" x 9' 11 narrowing to 3'5" (4.27m x 3.02m) UPVC double glazed window to the rear enjoying rural views. Radiator and wall mounted electric heater. Built in wardrobe and open shelves to one side.

BEDROOM THREE (IRREGULAR SHAPE): 12' max, narrowing to 5'8" x 13' 6 narrowing to 9'8" (3.66m x 4.11m) UPVC double glazed window to the side. Radiator, built in double wardrobe with hanging rail and open shelf over. Door to roof storage.

BEDROOM FOUR (IRREGULAR SHAPE): 13' max, narrowing to 6'10" x 11' 10" narrowing to 8'7" (3.96m x 3.61m) UPVC double glazed window to the side, radiator.

STORAGE CUPBOARD: 8' 9 max " x 4' 10" (2.67m x 1.47m) Restricted head room to rear, radiator, built in cupboard with slatted shelves.

OUTSIDE:

FRONT GARDEN: Pedestrian front gate leading to central path to front door, lawned area to either side with established flower beds to the front and side borders. Pathway to both sides of the property. Raised stone flower bed and lawn to the side garden, hedge border. LPG tank attachment point.

REAR GARDEN: To the rear of the property is a raised paved patio with step down to the lawn with raised flower bed to the rear and rockery garden. Double wooden gate with parking area for approximately two cars.

WORKSHOP: 16' 11 max" x 11' 11" (5.16m x 3.63m) Block construction. Double glazed window, central block wall dividing the area into two sections. Power and light.

GARAGE: 19' 3" x 8' 10" (5.87m x 2.69m) A framed roof. Double wooden door entrance. Power and light, block construction. Attached to the rear of the garage is a coal storage unit.

COUNCIL TAX BAND:C

SERVICES: Mains electricity, water and sewage, LPG central heating.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall 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



www.marshallspz.co.uk