



Patricia
Green Lane West
Marazion
TR17 0HH







PATRICIA, GREEN LANE WEST, MARAZION, TR17 0HH

GUIDE PRICE £400,000 - FREEHOLD

A chance to acquire a two bedroom modern style detached bungalow situated in a sought after location just on the outskirts of Marazion, set away from the main road yet being in relatively easy walking distance of the town centre's amenities, local beach and St. Michael's Mount.

- * TWO BEDROOMS * DETACHED BUNGALOW * LIVING ROOM * KITCHEN ***
- * BATHROOM * UPVC DOUBLE GLAZING * NIGHT STORAGE HEATING ***
- * CONSERVATORY * GARAGE * GARDEN * PARKING FOR ONE CAR ***
- * LEVEL PLOT * IDEAL FAMILY OR RETIREMENT HOME * EPC = E ***
- * VIEWING HIGHLY RECOMMENDED ***

The bungalow enjoys a very pleasant location in Green Lane West where properties rarely become available. The vendor has maintained the property to a good decorative standard with two good sized bedrooms, attractive lounge with a view towards Mounts Bay and easy to maintain level gardens. Marazion is a very popular chartered town with glorious beach, excellent local amenities and the nearby Penzance with further shopping facilities.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: Electric wall heater, access to roof space, telephone point. Door to:

LIVING ROOM: 15' 0" x 9' 0" (4.57m x 2.74m) UPVC double glazed windows to front and side, electric coal effect fire with Marble effect hearth and surround, night storage radiator, coving, television point.

BEDROOM ONE: 11' 2" x 9' 11" (3.4m x 3.02m) Upvc double glazed window to the front, night storage heater.

BEDROOM TWO: 11' 1" x 9' 11" (3.38m x 3.02m) Upvc double glazed window to the rear, coving, recess to one wall.

KITCHEN: UPVC double glazed windows to side and rear, stainless steel inset single drainer sink unit with cupboards below, space for electric cooker, built in full length cupboard, night storage radiator. Door to:

CONSERVATORY: 9' 1" x 8' 1" (2.77m x 2.46m) UPVC triple aspect double glazed windows overlooking rear garden, door to rear garden, plumbing for washing machine.

SHOWER ROOM: UPVC frosted glass double glazed window to the rear, walk in shower with electric shower, wash hand basin, low level w.c., fully tiled walls, Dimplex wall heater, heated towel rail.

OUTSIDE: The gardens have been designed for total ease of maintenance and to the front of the property is a brick paved driveway and turning area with parking for approximately two cars. Attractive small garden area to the side of the parking area with established stone Cornish hedged surround and gate. Further garden area to the front is gravelled with attractive Cornish stone hedge leading to a large gravelled patio/terrace perfect for alfresco dining/sunbathing etc. To the rear of the bungalow is a good sized level patio which has been paved for ease of maintenance leading in turn to a further side garden area.

GARAGE: 14' 8" x 8' 4" (4.47m x 2.54m) Metal up and over door, power and light.

SERVICES: Mains water, electricity and private drainage.

DIRECTIONAL NOTE: Proceed from Penzance towards Marazion. On passing the marshes there is a tight left hand turn, take this turn and at the bottom, turn left again. Follow Green Lane until you see Green Lane West on your left and the property can be found on your left hand side.

COUNCIL TAX BAND: D

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

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



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