



Gobellan
South Road
Goldsithney
TR20 9LF







GOBELLAN, SOUTH ROAD, GOLDSITHNEY, PENZANCE, TR20 9LF

GUIDE PRICE £485,000 - FREEHOLD

A three bedroom detached bungalow set within large gardens, parking and garage, within the village of Goldsithney.

- * **THREE DOUBLE BEDROOMS * FAMILY BATHROOM * LOUNGE/DINING ROOM ***
- * **KITCHEN/UTILITY * LARGE GARDENS * TWO FURTHER ENCLOSED GARDENS ***
- * **OFF STREE PARKING FOR SEVERAL VEHICLES * DETACHED GARAGE ***
- * **LARGE LOFT SPACE * EPC = TBA * COUNCIL TAX = D ***

A beautifully presented detached three bedroom bungalow set within large gardens with off-street parking for several vehicles and garage, situated in the centre of the village of Goldsithney. The accommodation comprises of three double bedrooms, family bathroom, lounge/dining room, kitchen/utility. The property is approached over a brick driveway with parking for several vehicles leading to the detached garage. Gardens surround the property to three sides and there are two further secret gardens, situated behind the garage. The property is situated in the centre of the village of Goldsithney, close to all the local amenities, such as Public Houses, village shop, chapel and it is within the catchment area of St Hilary School.

DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL: Dado rail, night storage heater, access to loft, wooden flooring, shelving.

BEDROOM ONE: 11' 10" x 11' 0" (3.61m x 3.35m) Double glazed window to front, picture rail, radiator.

BEDROOM TWO: 10' 10" x 10' 9" (3.3m x 3.28m) Double glazed window to front, picture rail, radiator.

BEDROOM THREE: 11' 0" x 7' 3" (3.35m x 2.21m) Double glazed window to side, picture rail.

BATHROOM: Double glazed frosted window to side, panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

OFF THE MAIN HALLWAY THERE IS A DOOR TO THE:

LOUNGE/DINING ROOM: 19' 5" x 12' 0" (5.92m x 3.66m) Double glazed window to front, ornate coving, inset multi fuel burner with back boiler, two radiators, wooden flooring, double glazing patio doors leading out to the rear garden.

KITCHEN/DINING AREA: 22' 0" x 6' 10" (6.71m x 2.08m) Two double glazed windows and door to rear, range of fitted base units incorporating one and a half bowls stainless steel sink unit, work surfaces and tiling over, built in gas hob with stainless steel extractor hood, built in electric double oven, integral appliances, plumbing for washing machine, spotlights, two radiators, tiled walls.

OUTSIDE: The property is approached over block driveway with parking for multiple vehicles, leading to the detached garage with up and over door. The bungalow is situated within large gardens, which are laid to lawn to the front and areas of granite chipping and raised patio areas to the rear. There is a pathway behind the garage leading to two further garden areas, one of which is fully enclosed and laid by chippings and this then leads to the second garden, which at the present moment in time is laid to lawn but it could be fully utilised as a vegetable plot.

SERVICES: Mains water, electricity and drainage.

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

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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