



**Carters Downs, Packet Lane,  
Rosudgeon, Cornwall, TR20**







## CARTERS DOWNS, PACKET LANE, ROSUDGEON, CORNWALL, TR20 9QD

### GUIDE PRICE £350,000

The property has well proportioned living accommodation which would make an ideal family home which really needs to be viewed internally to appreciate its full potential. Carters Downs is a charming cottage which has been in the same family since the early 1960's and a particularly attractive feature are the gardens which lay predominantly to the front of the property being laid to lawn with a high degree of privacy and a detached summerhouse, 20ft shed, 20ft garage and a further shed. There is off road parking and due to the popularity of properties such as this we would highly recommend an early appointment.

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- **THREE BEDROOMS \* LIVING ROOM**
- **SITTING ROOM \* KITCHEN**
- **STUDY AREA \* GROUND FLOOR SHOWER ROOM**
- **OIR FIRED CENTRAL HEATING TO GROUND FLOOR**
- **DOUBLE GLAZING \* SET IN LARGER THAN AVERAGE GARDENS**
  - **SUMMERHOUSE, TWO SHEDS AND GARAGE**
  - **SOUGHT AFTER LOCATION \* IDEAL FAMILY HOME**
  - **SOME UPDATING REQUIRED**
- **EPC = E \* COUNCIL TAX BAND = C \* APPROXIMATELY 80 SQUARE METRES**
- **EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED**

#### **ENTRANCE PORCH:**

Door opening to:

#### **ENTRANCE HALL**

**LIVING ROOM:** *12' 3" narrowing to 8' 9" x 12' 0" (3.73m - 2.67m x 3.66m)*

Fireplace with cast iron log burner, built in cupboards, beamed ceiling, wooden flooring, double glazed window overlooking gardens, radiator.

**SITTING ROOM:** *12' 0" x 9' 5" (3.66m x 2.87m)*

Pine fire surround, beamed ceiling, parquet flooring, double glazed window overlooking gardens, radiator.

**KITCHEN:** *13' 7" x 8' 3" (4.14m x 2.51m)*

Inset single drainer sink unit with cupboards below, work surfaces, double glazed window, plumbing for washing machine.

**SHOWER ROOM:**

White suite comprising pedestal wash hand basin, low level w.c., semi-circular shower cubicle, wooden flooring, oil fired central heating boiler, chrome towel rail.

**INNER HALLWAY:**

With understairs area idea for a study, double glazed door to porch. Stairs rising to:

**FIRST FLOOR LANDING**

**BEDROOM ONE:** *12' 10" x 8' 10" (3.91m x 2.69m)*

Double aspect room with views across surrounding countryside.

**BEDROOM TWO:** *12' 9" x 7' 3" (3.89m x 2.21m)*

Double glazed window overlooking the gardens.

**BEDROOM THREE:** *9' 7" x 5' 10" (2.92m x 1.78m)*

Double glazed window overlooking the gardens.

**OUTSIDE:**

The gardens lay predominantly to the front of the property being laid to lawn with mature trees and hedging creating a good degree of privacy with a paved terraced area.

**DETACHED SUMMER HOUSE:** *18' 0" x 12' 0" (5.49m x 3.66m)*

**DETACHED GARAGE:** *20' 0" x 12' 0" (6.10m x 3.66m)*

**GARDEN SHED:** *17' 0" x 10' 0" (5.18m x 3.05m)*

**FURTHER SHED:**

Behind the garage.

**DIRECTIONAL NOTE:**

From Penzance take the A394 towards Helston. Proceeding through the village of Rosudgeon turn left into Packet Lane whereby the property can be found on your right hand side.

**SERVICES:**

Mains water, electricity and septic tank drainage.

**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	Mousehole	Carbis Bay	Camborne	Hayle	Lettings
01736 360203	01736 731199	01736 795040	01209 715672	01736 756627	01736 366778



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