



10 Trungle Parc, Paul, Penzance,
TR19 6XB







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ASKING PRICE £595,000 FREEHOLD

An extremely well presented three bedroom detached bungalow which has been extended in the recent years providing spacious accommodation, surrounded by secluded gardens with off road parking.

- * **THREE BEDROOMS * L SHAPE LOUNGE/DINING ROOM * CONSERVATORY * SUN ROOM ***
- * **FITTED KITCHEN * TWO SHOWER ROOMS * UPVC DOUBLE GLAZING ***
- * **OIL FIRED CENTRAL HEATING * SOLAR PANELS SERVING HOT WATER ***
- * **SECLUDED GARDENS * QUIET CUL-DU-SAC POSITION * CLOSE TO THE VILLAGE OF PAUL ***
- * **SHORT DISTANCE FROM THE PICTURESQUE VILLAGE OF MOUSEHOLE ***
- * **PARKING * SOUGHT AFTER POSITION * VIEWING RECOMMENDED ***
- * **EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 113 SQUARE METRES ***

The property has spacious well proportioned living accommodation which the present vendors have maintained to a high standard having extended the property over recent years into a comfortable home with versatile accommodation. A particularly attractive feature are the gardens, which surround the property, being of a manageable size with lawned areas, well stocked flower borders, two terraces, creating a good degree of privacy. Trungle Parc is one of the most sought-after cul-du-sacs in the immediate area, with access to the village and a short walk to the picturesque fishing village of Mousehole. Due to the popularity of properties such as this, we would recommend an early appointment.

ENTRANCE HALL: Radiator, built in airing cupboard.

LOUNGE/DINING ROOM (L SHAPED)

LIVING AREA: 19' 10" x 11' 10" (6.05m x 3.61m) Slate plinth with shelving above, TV point, UPVC double glazed window overlooking the front gardens, radiator. Open plan to:

DINING AREA: 10' 0" x 9' 4" (3.05m x 2.84m) UPVC Double glazed window overlooking the rear gardens, radiator.

CONSERVATORY: 12' 6" x 10' 5" (3.81m x 3.17m) Triple aspect overlooking the gardens, UPVC double glazed, laminated flooring, UPVC double glazed door to garden.

KITCHEN: 12' 8" x 8' 10" (3.86m x 2.69m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, ample worksurfaces and power points, five ringed Range Master with matching extractor hood over, plumbing for dishwasher, deep recess, tiled flooring, radiator. Opening to:

SUN ROOM: 14' 10" narrowing to 11' 2" x 12' 5" (4.52m - 3.40m x 3.78m) UPVC double glazed bay window overlooking gardens, TV point, tiled flooring, radiator, UPVC double glazed door to garden:

BEDROOM ONE: 15' 5" x 9' 10" (4.70m x 3.00m) Range of fitted wardrobes and cupboards, UPVC double glazed window overlooking front gardens, radiator. Access to:

EN SUITE SHOWER ROOM: White suite comprising pedestal wash hand basin, low level WC, fully tiled walls and floor, shower area, two towel rails. Door to:

UTILITY ROOM: 8' 10" x 7' 4" (2.69m x 2.24m) Belfast sink, shelving, oil fired central heating boiler, tiled flooring, UPVC double glazed window and UPVC double glazed door to garden.

BEDROOM TWO: 12' 4" x 9' 2" (3.76m x 2.79m) Built in wardrobes and cupboards, UPVC double glazed window overlooking rear garden, radiator.

BEDROOM THREE: 8' 6" x 8' 0" (2.59m x 2.44m) Built in wardrobes and cupboards, UPVC double glazed window overlooking front garden, radiator.

SHOWER ROOM: White suite comprising pedestal wash hand basin, low level WC, fully tiled walls and floor, shower area, UPVC double glazed window, towel rail.

OUTSIDE: The property stands in secluded gardens being lawned with well stocked flower borders and high hedging which creates a good degree of privacy. There is a terrace by the conservatory and further patio area off the sunlounge. To the front of the property is off road parking.

SERVICES: Mains water, electricity and drainage. Solar panels serving hot water.

DIRECTIONS: From Penzance proceed along the Promenade into Newlyn, continue straight on up Chywoone Hill, follow the road to the top of the hill, go around the sharp left hand bend, and as you go around the sharp right, there is a turning on your left hand side signposted Paul, turn left here, continue into the village and take the second turning right, and then first turning left into Trungle Park.

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, 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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