



Perrans, Ludgvan, Penzance,  
Cornwall, TR20 8AJ









**PERRANS, LUDGVAN, PENZANCE, CORNWALL, TR20 8AJ**

**GUIDE PRICE £300,000 FREEHOLD**

A detached two bedroom bungalow on the outskirts of the popular village of Ludgvan with gardens and off street parking and with the added benefit of two further dressing rooms/workshops/hobby room. No onward chain and some modernisation needed.

**\* TWO DOUBLE BEDROOMS \* LOUNGE/DINING ROOM \* KITCHEN \***

**\* FULLY REFURBISHED SHOWER ROOM \* TWO FURTHER HOBBY ROOMS/DRESSING ROOMS \***

**\* GARDENS TO FRONT AND SIDE \* OFF STREET PARKING \* NO ONWARD CHAIN \***

**\* VILLAGE LOCATION \* EPC = E \* COUNCIL TAX BAND = D \***

**\* APPROXIMATELY 94 SQUARE METRES \***

A detached two bedroom bungalow with two further workroom/study with gardens and parking situated on the outskirts of the popular village of Ludgvan, close to all its amenities. The accommodation comprises of large living room with patio doors into the front garden, kitchen, recently refurbished shower room, two double bedrooms and two further study/dressing rooms. There is off street parking for one vehicle to the front of the bungalow and enclosed south facing gardens to both the front and side. The property is double glazed throughout, heated by electric heating and is offered for sale with no onward chain.

UPVC double glazed door into:

**OUTER HALLWAY:** Further half glazed door into:

**MAIN HALL:** Access to loft, electric radiator, cupboard housing hot water tank. Door to the:

**LOUNGE/DINING ROOM:** 19' 7" x 11' 9" (5.97m x 3.58m) Double glazed windows to front and side, sliding patio doors to the front, night storage heater, open fireplace on tiled hearth with cupboard to one side.

**KITCHEN:** 11' 9" x 9' 9" (3.58m x 2.97m) Double glazed to side, base and wall units with worksurfaces over, single drainer sink unit, electric cooker point, space and plumbing for washing machine, UPVC door to rear.

**SHOWER ROOM:** Double glazed window to rear, wash hand basin, WC, shower cubicle with mains shower, extractor fan, inset spotlights, heated towel rail.

**BEDROOM ONE:** 11' 9" x 11' 7" (3.58m x 3.53m) Double glazed window to front with far reaching rural views, night storage heater.

**BEDROOM TWO:** 11' 7" x 9' 9" (3.53m x 2.97m) Double glazed window to rear, night storage heater, built in wardrobe. Door to:

**DRESSING ROOM/STUDY:** 10' 6" x 9' 3" (3.20m x 2.82m) Double glazed window to rear, night storage heater, further door into:

**HOBBY ROOM:** 11' 1" x 9' 3" (3.38m x 2.82m) Double glazed window to front with views, night storage heater.

**OUTSIDE:** Top the front of the property is parking for one vehicle, gardens to both the front and rear side are south facing, all enclosed by high level hedging. Side garden has a garden shed and pathway leads to the rear door.

**SERVICES:** Mains water, drainage and electricity.

**DIRECTIONS:** From Penzance proceed in an easterly direction along the A30, upon reaching the village of Crowlas take the first left at the crossroads, passing the school on your left hand side, take the first right into Blowing House Hill, whereby the property can be found directly in front of you at the sharp left hand bend.

**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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