



Patricia,
Green Lane West, Marazion

LODGE & THOMAS

ESTABLISHED 1892

Patricia,

Green Lane West,
Marazion, Penzance TR17 0HH

Guide Price - £385,000 Freehold

- A modern two bedroom detached bungalow
- uPVC double glazed windows and doors
- Level, low maintenance gardens
- Garage & parking
- ½ mile walk to Marazion beach
- Vacant possession with no chain

A bright detached bungalow on a level non-estate plot away from the hustle and bustle, yet close to the stunning beach, village and iconic St Michael's Mount at Marazion.

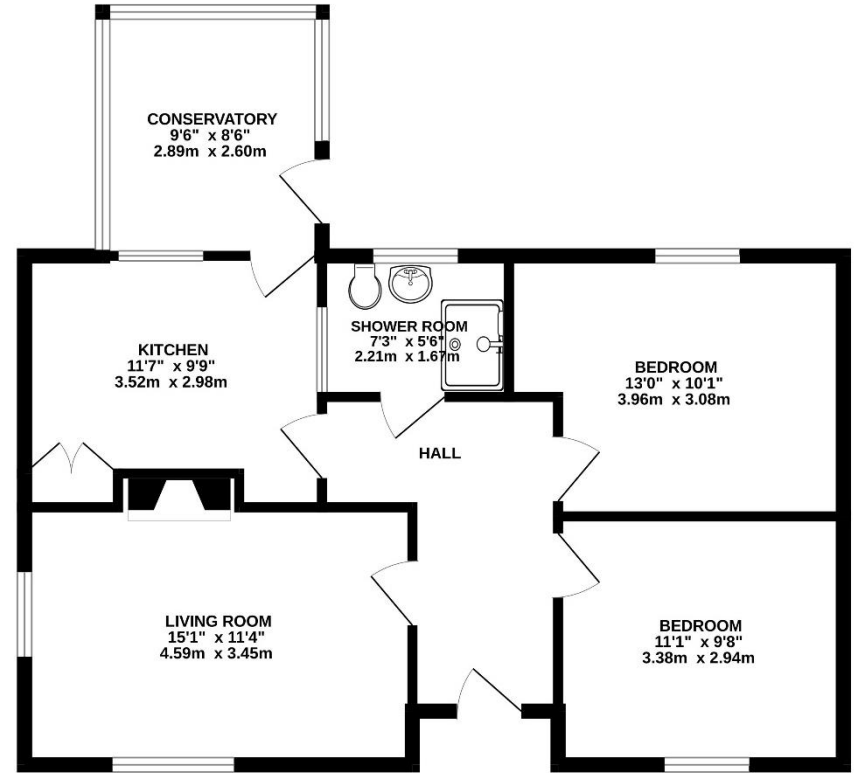
The Property

A two bedroom detached bungalow enjoying a quite non-estate setting and provides bright accommodation which includes a dual aspect lounge, a wet room shower/wc and a conservatory to the rear off the kitchen.

This appealing home has electric heating and uPVC double glazed windows and doors.

Outside the plot is level with gravel gardens to the front and side, together with an enclosed courtyard to the rear. To the other side is an attached garage with brick paved driveway for two cars.





LOCATION

The historic village of Marazion, famed for the world famous St Michael's Mount, is about ¾ of a mile away and so for many the village store and amenities would be within walking distance. The supermarkets of Long Rock are just 2 miles away, on the way to the port of Penzance, itself just 3 miles away. Here there is a wide range of shopping, health, schooling and leisure amenities, together with the station on the Paddington to Penzance railway line. The property is well-placed for exploring the gardens, coastline, beaches and heritage of the Penwith Peninsula, places such as Newlyn and Mousehole harbours, Lamorna Cove and the Minnack Theatre. The A30 is approx. 1 mile away.

SERVICES: Mains electricity and water are connected to the property Private drainage. None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND D EPC D

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

PARTICULARS & PLAN: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWINGS: Strictly by appointment with the sole selling agents Lodge & Thomas.

DIRECTIONS: From the roundabout on the A30, at the eastern end of the Long Rock bypass, take the exit into Newtown Lane signposted Marazion. Follow this road to the junction on the sea front where turn left signposted Marazion and St Michael's Mount. After a short while take the first left, in front of the long stay/short stay car park sign and continue over the little bridge to the next junction with Green Lane, where turn left. Take the next left into Green Lane West where the property will be found a short way along on the left hand side with a Lodge & Thomas for sale board.

what3words///landlords.searches.tonal



Not to scale. For indicative purposes only.

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