Floor 0

Floor 1

Approximate total area(1)

92.6 m²

996 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Penzance

Asking Price £350,000

PRH Estate & Letting Agents

The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569

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2 Pendrea Road
Penzance
TR18 3ND

Asking Price £350,000

KEY FEATURES

- Four Bedroom Family Home
- Spacious And Extended Accommodation
- Stunning Kitchen With A Breakfast Bar
- Brick Paved Parking
- Level Rear Garden
- EPC Band D
- Gas Central Heating
- Sought After Village Location
- Extremely Well Presented
- Two Bathrooms

DIRECTIONS

An extremely well presented and spacious family home which has been extended and now provides light and bright accommodation throughout. At the heart of the home is a stunning fitted kitchen which benefits from a breakfast bar and seats up to six people. Also on the ground floor is the living room with a wooden floor a useful utility room along with one of two bathrooms. On the first floor is the spacious family bathroom and four bedrooms. To the rear is a level garden which is bordered with timber fencing, whilst to the front is off road parking and small seating area. The property also benefits from double glazing and gas central heating. Situated in the heart of the popular village of Gulval which benefits from primary school, village hall and a wonderful church and village inn. The property lies on a bus route and is only a few minutes walk to the nearest supermarket. An internal viewing is highly recommended to appreciate this lovely home.

Freehold, EPC band D, Council tax band C.

Mains water, mains gas, mains electric.

Ofcom suggests mobile phone coverage is available on most networks and that superfast broadband is available.

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