



**WHITLOCKS**  
sales & lettings



30, Darlington Road

Long Rock, Penzance TR20 8JR

Guide price £325,000



\*\*\* CHAIN FREE \*\*\* - A two double bedroom link detached bungalow that can be found to the periphery of Long Rock village yet is but moments away from your day to day amenities. The property benefits from uPVC double glazing, gardens to front and rear along with driveway parking for three cars in tandem and a garage.

The home is warmed via a gas central heating system with accommodation in brief comprising sitting room, kitchen/dining room, shower room and the two double bedrooms.

An early inspection is highly recommended to fully appreciate.



## LOCATION

The property is nestled to the outskirts of Long Rock village but is a short distance of the local beaches, shops, children's play park, public house and bus stops. The bustling market town of Penzance, approximately two miles distant offers a wider range of amenities together with primary and secondary schooling along with good commuter links provided by the bus and main line railway station.

uPVC obscure double glazed door to...

## ENTRANCE HALLWAY

Loft access. Radiator. Doors to...

## SITTING ROOM 14'8" x 12' max (4.47m x 3.66m max)

uPVC double glazed window to front. Coal effect gas fire with surround and mantle. Radiator.

## KITCHEN/DINING ROOM 14'8" x 10' (4.47m x 3.05m)

uPVC double glazed window to front. uPVC part glazed door along with a uPVC double glazed window to side. Worksurface area with inset stainless steel single sink and drainer. Inset electric hob with stainless steel canopy extractor over. Integral dishwasher. Cupboards and drawers below. Cupboard unit housing integral electric oven and combination grill/microwave. Space for upright fridge/freezer. Recessed spotlights. Radiator.

## BEDROOM ONE 12' x 12; (3.66m x 3.66m;)

uPVC double glazed French doors to rear opening out to garden. Radiator.

## BEDROOM TWO 12' x 10' (3.66m x 3.05m)

uPVC double glazed window to rear. Radiator.

## SHOWER ROOM 6'9" x 5'10" (2.06m x 1.78m)

uPVC obscure double glazed window to side. Corner shower cubicle with mains fed shower over. Vanity mounted wash hand basin with cupboards to side and below. Low level WC with hidden cistern. Wall mounted heated towel rail.

## OUTSIDE

Front: Driveway parking for up to three vehicles in tandem with access to garage. Lawned garden to the front with part planted borders. Pathway gives access along the side to the rear.

Rear: Good size rear garden which is predominately laid to lawn. Wooden door gives access to the garage.

## GARAGE 16'8" x 8'7" (5.08m x 2.62m )

Up and over door to front. uPVC double glazed window to rear. Timber side door to garden. Butler style sink. Space for washing machine. Power and light.

## DIRECTIONS

From Penzance proceed to the village of Long Rock. Continue past Chris Nicholls Motors and turn eventual left into Godolphin Road. Follow this road along until it bears around to the right taking you onto Darlington Road. The property will be seen to your eventual left as indicated by a Whitlocks for sale board. If using the What 3 Words application - clicker.dorm.clustered

## AGENTS NOTES

SERVICES - Mains electric, gas, water and drainage

COUNCIL TAX BAND - C

LOCAL AUTHORITY - Cornwall County Council

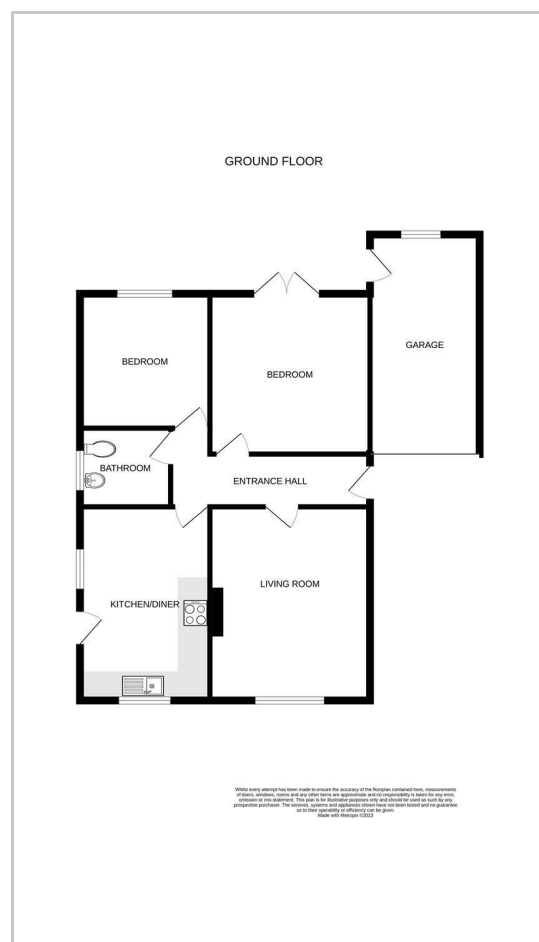
TENURE - Freehold

VIEWING - By appointment via Whitlocks estate agents - 01736 369296

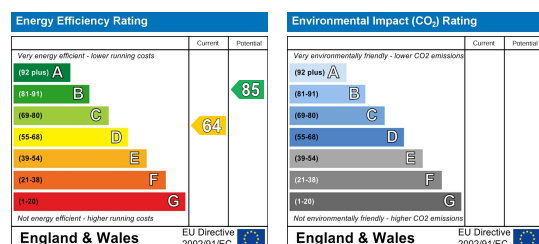
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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