



1 Landithy Gardens Churchway, Penzance, TR20 8FH
£1,995 Per month





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- Individual and spacious 4 Bedroom family home in the historic Village of Madron
- Ample parking for three cars on block paved, private drive
- EPC B
- Large Family bathroom and W/C
- Rear patio and fenced garden
- Four bedrooms and Two En-Suite
- 21' 4" x 11' 10 fitted Kitchen with Range, Fridge Freezer and Dishwasher
- Remarkably convenient location yet set back from the main road
- Would suit a family
- One pet considered

*** AVAILABLE IN MARCH ***

Landithy Gardens is an inspired, individual and impressive development on the outskirts of the historic village of Madron; just a couple of miles North of Penzance.

Occupying a generous, landscaped South Easterly facing plot, this fabulous modern property is a perfect family home.

The property briefly comprises:

Ground floor- Entrance leading to reception hall, W/C / Cloakroom to spacious lounge. The kitchen diner occupies the rear of the ground floor including a 5 hob range cooker, American fridge freezer, integrated dishwasher and French door access to the easy to maintain rear patio and garden, with the added benefit of a lovely, secure side garden.

The first floor presents unsparing space with 4 bedrooms, two complete with ensuite shower rooms and a well equipped family bathroom with a Jacuzzi bath. The second bedroom is perhaps the most impressive, with a gorgeous sea view.

The property benefits from underfloor heating on the ground floor & radiators on the first floor.

Contract length: Minimum 12 months.

Rent: £1995





Directions





FLOORPLAN



Ground Floor

Floor area 64.0 sq. m. (689 sq. ft.) approx

Total floor area 128.0 sq. m. (1,378 sq. ft.) approx

Viewing

Please contact our Townsends Office on 01326315000

if you wish to arrange a viewing appointment for this property or require further information.



First Floor

Floor area 64.0 sq. m. (689 sq. ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		