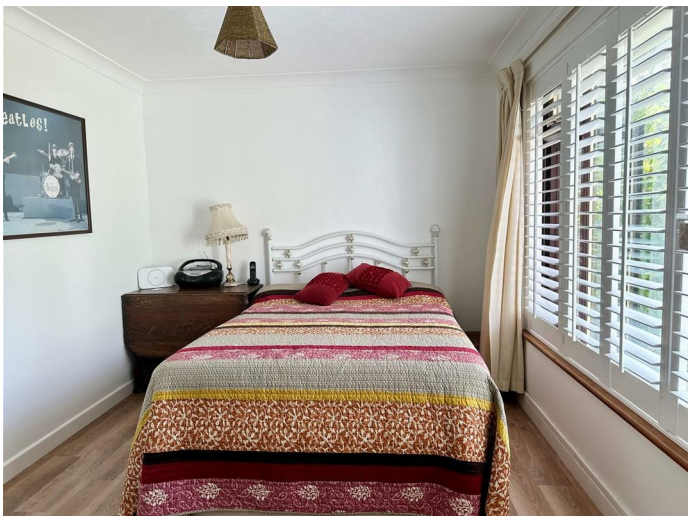




NO ONWARD CHAIN - A fantastic opportunity to purchase a fully renovated three double bedroom spacious detached bungalow on a generous level plot with light and airy open plan living space, generous enclosed gardens to the rear, parking for several vehicles and a detached garage. EPC D63. Freehold. Council Tax Band D.



THE PROPERTY

The property has undergone an extension to the rear and a full renovation which now provides a generous open plan living/dining area which leads via bifold doors to the enclosed rear garden. The bungalow has mainly Karndean luxury vinyl tile flooring to the majority of the rooms and has been decorated in white throughout. To the front there is parking for several vehicles and a lawn area with planted borders. The rear enclosed garden is mainly laid to lawn with planted borders and patio area which extends all along the rear of the property for easy access. The detached garage has an up and over electric door, power and light.

The property was built circa 1960's, the external walls are rendered and painted with concrete tiles on the roof. There is electric heating throughout and is further warmed by a wood burner in the living room.

LOCATION

Rosudgeon is a quiet hamlet that lies slightly inland from one of Cornwall's most prized stretches of coastland - a brilliant base for those who want to escape the hustle and bustle of nearby towns Penzance and Helston. Penzance is approximately 6 miles away and Helston is approximately 7 miles away.

There's plenty to discover, from historic Cornish landmarks and miles-upon-miles of coastal paths - to a plethora of untouched coves just waiting to be explored, including Prussia Cove.

Rich in smuggling history, the cove was once a favourite haunt of John Carter, known as the 'The King of Prussia' - who landed much of his loot on the beach. Today it is home to a small harbour and slipway, which is still used by local fishermen. The beach offers fantastic snorkelling opportunities and is dog friendly all year round – a fantastic family day out in Cornwall.

Rosudgeon offers good local amenities including a general

store, pub and large sports ground, where the weekly car boot sale is held (summer months).

COUNCIL TAX BAND D

TENURE - FREEHOLD

DIRECTIONS

From Helston on the A394 towards Penzance, Red Lane can be found a short way past the Co-Op Express on the right hand side. Turn right into Red Lane and the property can be found further along on the right.

SERVICES

Mains water, mains electricity, sewage treatment plant for drainage. For broadband and mobile coverage please visit Ofcom.org. Our vendor informs us there is fibre broadband at a speed of 25 mbps.

THE ACCOMMODATION COMPRISES

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

Entrance Porch 6'5" x 4'10" (1.96m x 1.47m)

A useful area to store coats and shoes. Feature colour glass tiles to each side of the entrance door. Ceiling light. Double doors lead to the hallway.

Hallway

Karndean LVT flooring. Radiator. Ceiling lights. Doors to three bedrooms, a bathroom with 'jack and jill' doors from bedroom one and the hallway. A separate shower room. Doors to living room/dining room and kitchen.

Bedroom Two 12'11" x 8'11" (3.94m x 2.72m)

Double glazed window to the front overlooking the front garden. Ceiling light. Radiator. Openreach master socket.

Living Room/Dining Room 14'5" x 14'1" (4.39m x 4.29m)

A spacious, light and airy L shaped open plan room with Karndean LVT flooring and a wood burner. Corniced ceiling lights. Two double glazed windows to both sides. Double glazed bifold doors which span the width of the room. Two night storage heaters.

Dining Area 18' x 12'7" (5.49m x 3.84m)

Kitchen 16'2" x 8'7" (4.93m x 2.62m)

A selection of base and wall units in white gloss. Dekton bespoke work top (ultra compact quality quartz) incorporating stainless steel sink and drainer with flexi hose mixer tap. Electric Aga. Integrated oven and microwave, dishwasher, washing machine, fridge/freezer. Display wall cabinets. Tiled floor. Ceiling lights.

Bedroom Three 10'11" x 8'5" (3.33m x 2.57m)

Karndean LVT flooring. Night storage heater. Ceiling light. Double glazed window to the front.

Bedroom One 13'2" x 10'11" (4.01m x 3.33m)

Built in mirrored wardrobe to one wall. Karndean LVT flooring. Double glazed window to the front. Ceiling light. Night storage heater. Door to en-suite 'Jack and Jill' bathroom.

Bathroom 11'11" x 7'6" (3.63m x 2.29m)

A generous room with roll top bath, walk in shower unit with glass screen and shower attachment. Pedestal wash hand basin. Low level WC. Shaver socket. Electric towel heater. Ceiling spotlights. Two double glazed frosted windows to the side and rear.

Shower Room

Tiled shower unit with shower attachment. Low level WC. Wash hand basin with mixer tap and wall mounted cabinet. Extractor fan. Ceiling light.

Garage 22'8" x 9' (6.91m x 2.74m)

Up and over electric door. Electric consumer units. The vendor informs us a new roof was installed in 2022.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers





Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.