



## Penwarne Road, Nr Mawnan Smith

**A lovely detached bungalow  
Sought after residential location  
Well presented throughout  
Two double bedrooms  
Living room with wood burner  
Modern fitted kitchen with integrated appliances  
Upgraded and well appointed white bathroom  
Utility area and side porch  
LPG central heating, double glazing  
Far reaching view over woodland, off street parking**



**Guide £345,000**

**ENERGY EFFICIENCY RATING – BAND G**

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REF: SK6898



A delightful, well presented detached bungalow believed to have been built circa 1930's which has been well looked after by the current owners and offers accommodation with a cosy feel, is light and bright throughout and located in a small rural hamlet.

The location at Penwarne is set on the outer fringes of Mawnan Smith that has a range of everyday facilities including: a village primary school, restaurant, café, the parish church of St Mawnan, Trebah and Glendurgan Gardens and The Red Lion public house.

#### **THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door with privacy glass which leads into an entrance porch.

#### **ENTRANCE PORCH 2.03m (6'8") x 1.04m (3'5")**

Having central ceiling spotlights, tiled floor and leading to:

#### **UTILITY AREA 1.45m (4'9") x 1.07m (3'6")**

Space for washing machine, boiler (recently serviced in May 2023), tiled flooring, central ceiling spotlight.

#### **RECEPTION HALL**

An impressive introduction to the home being fully carpeted and with doors leading to all principal rooms, radiator with shelf over, coved ceiling, inset ceiling spotlights, access to attic space (could be converted subject to the necessary planning permission and consents).



#### **KITCHEN 3.84m (12'7") x 2.51m (8'3")**

UPVC double glazed window and 1/2 glazed door to the rear. The Howden's kitchen that was fitted 6 years ago has a range of matching wall and base units with brushed chrome handles and wooden work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with swan neck mixer tap over, Lamona oven and electric hob with glass splash back and stainless steel extractor hood over, space for refrigerator, built-in slimline dishwasher, fitted oak sideboards, radiator, ceiling spotlight lighting, oak flooring.



#### **LOUNGE 3.94m (12'11") x 4.80m (15'9")**

Accessed via double multi-paned glass doors, neutrally decorated with UPVC double glazed French doors leading out onto the rear garden, pendant light, three uplighters, fitted carpet, feature wood burning stove (recently swept) set on a Cornish granite hearth and with Cornish granite back plate sourced from a local quarry, radiator, storage cupboard with fitted shelves above for storage.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



**BATHROOM 2.31m (7'7") x 1.88m (6'2")**

Opaque double glazed window to the rear. The bathroom is fitted with a white suite comprising; P-shaped bath with chrome hot and cold taps, Mira electric shower with folding shower screen, wash hand basin with chrome mixer tap set on a white vanity unit with shelf and vanity mirror above, low-level flush wc, part tiled walls, tiled flooring, chrome towel rail, inset ceiling spotlights.



**BEDROOM ONE 3.07m (10'1") x 3.86m (12'8")**

Neutrally decorated with UPVC double glazed window overlooking the west facing front garden, central pendant light, fully fitted wardrobes, radiator.



**BEDROOM TWO 3.05m (10'0") x 3.23m (10'7")**

Neutrally decorated with UPVC double glazed window overlooking the front of the property, fitted carpet, radiator, pendant ceiling light, two enclosed cupboards for additional storage.



**OUTSIDE**

To the front of the property there is a paved area and off street parking facility for one vehicle with a small area of garden either side. To the rear there are steps that lead up to a brick paved patio area which is ideal for alfresco dining and with a large timber garden shed to the right hand side. This is enclosed by a variety of established shrubs and trees. There is an additional parking space opposite the house.



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### AGENTS NOTE

The rear garden adjoins to a local farmers field. We do understand that part of that garden could be sold by separate negotiation but is available to use as an additional garden space.

There is a well in the garden which has been capped and sealed.



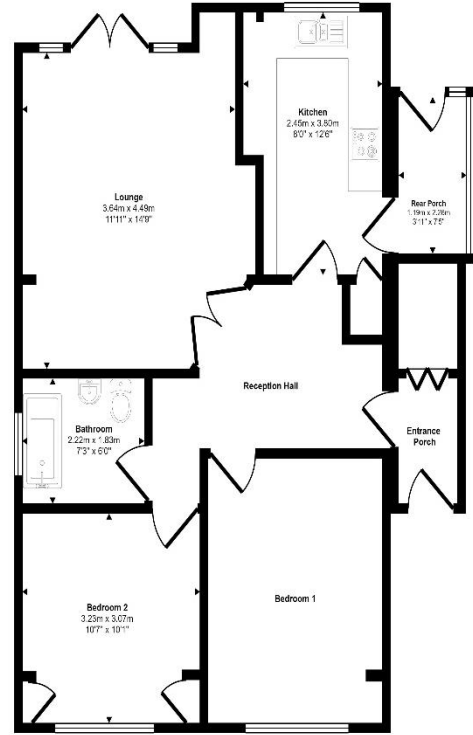
### SERVICES

Septic tank drainage, electricity and bottled gas.

**COUNCIL TAX** Band C.

### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Floorplan



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