

5 Sandy Cove Bungalows Castle Drive, Praa Sands, TR20 9TG

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

5 Sandy Cove Bungalows Castle Drive

- BUNGALOW
- COASTAL LOCATION
- OPEN PLAN KITCHEN/LIVING AREA
- TWO BEDROOMS
- IN NEED OF SOME UPDATING
- GARDEN & PARKING
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - E48

A stone's throw from the beach, this two-bedroom property is brimming with potential. Offering generous living space, gardens front and rear and off-road parking, it's an exciting opportunity to fulfil a dream of a coastal home or smart seaside investment.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

SUN ROOM 8'2" x 7'10" (2.49m x 2.39m)
With tiled floor and timber double glazed windows to rear and both sides. Space and plumbing for washing machine and glazed door to -

OPEN PLAN KITCHEN/LIVING AREA







KITCHEN AREA 8'2" x 7'2" (2.49m x 2.18m)
With linoleum floor tiles. Fitted with base and wall units with work surfaces over, spaces for cooker, under counter fridge and under counter freezer. Stainless steel sink and drainer with mixer tap and borrowed light window to rear into the sun room. Open plan to -

LOUNGE/DINING ROOM 19'3" x 10'10" (5.87m x 3.30m)
With window to rear overlooking the garden, doors to both bedrooms and shower room.

BEDROOM ONE 20'3" x 7'9" max, reducing to 5'4" min (6.17m x 2.36m max, reducing to 1.63m min)
With window to the front.

BEDROOM TWO 7'7" x 6'11" (2.31m x 2.11m)
With window to the front.

SHOWER ROOM 11'1" x 4'11" (3.38m x 1.50m)
With tiled cubicle housing Triton T80 electric shower, pedestal wash handbasin and W.C., and extractor. With obscured window to the side.

OUTSIDE

Arrive and park on the paved parking area at the front of the property. From here continue via the lawned front garden, along a path leading to the rear of the property. The front garden is laid to lawn with established trees and shrubs including two palm trees. The rear garden offers a secluded area with a patio seating area which, in turn, leads on to the lawned garden with established plants and flowers. There is a useful outhouse and a small greenhouse. As previously mentioned the garden enjoys a good degree of privacy and is a lovely place to sit and relax whilst listening to the waves rolling on to the shore.

SERVICES

Mains electricity, water and private drainage.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.













DIRECTIONS

Leave Helston heading towards Penzance on the A394. Turn left at Germoe Cross Roads signposted Praa Sands, follow the road into Praa Sands, passing the shops on your right hand side. Continue towards the beach until the property is seen immediately after the large car park on your left hand side.

COUNCIL TAX

Council Tax Band B.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

15th October, 2024.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

Ground Floor

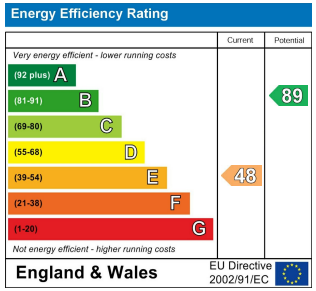
Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 sq. feet)

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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