



EPC: A

Sanderling Road, Long Rock, Penzance

Offers in excess of: £230,000









**** No Onward Chain**** A beautifully presented two-bedroom semi-detached home situated on a new build development in Long Rock.

This modern property offers stylish and well-designed accommodation throughout, ideal for first-time buyers, professionals, or those looking to downsize.

The ground floor features a modern fitted kitchen, a bright and welcoming lounge, and a convenient downstairs WC. The lounge benefits from double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living - perfect for entertaining or relaxing.

Upstairs, the property comprises two generous double bedrooms, both offering comfortable living space, alongside a modern family bathroom.

Externally, the home enjoys a private rear garden, providing an ideal space for alfresco dining during the summer months. To the front, there is allocated parking for one vehicle, complete with an electric vehicle charging point.

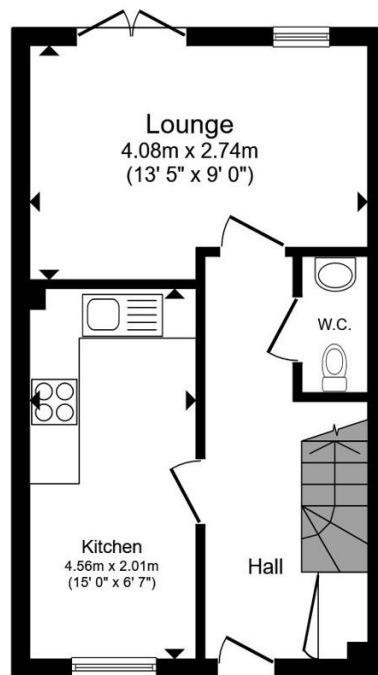
The property also benefits from solar panels, enhancing energy efficiency and helping to reduce running costs.

Situated within the popular coastal village of Long Rock, this home is within easy reach of local amenities, transport links, and the nearby coastline.

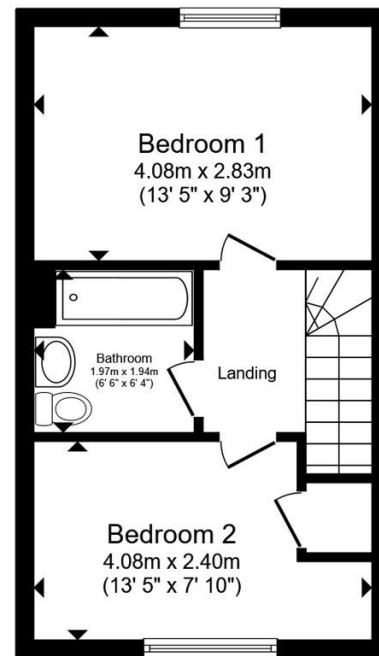
Agents notes: There is a service charge of £206.00 per year for communal areas.

Mobile signal information taken from the Ofcom website: EE: Good outdoor and in-home Vodafone and o2: Good outdoor Three: Variable outdoor





Ground Floor



First Floor

Total floor area 60.4 m² (650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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