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**Vounder Glaze, Penzance,**

**£210,000**  
**Freehold**







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## Property Introduction

Requiring a degree of refreshment, this spacious family home is placed to the market with NO FORWARD CHAIN.

Internally, at ground floor level there is a spacious lounge and kitchen/diner which gives access to the rear garden. Upstairs there are three bedrooms, the family bathroom and separate WC.

With a most generous enclosed rear garden as well as a communal residents parking area, we feel this makes a most practical family home.

Why not book your viewing today?

## Location

St Just is a popular town and has some fantastic shops, a doctor's surgery, Primary and Secondary schooling and lovely places to eat out. There are wonderful countryside and coastal walks to enjoy nearby with Cape Cornwall and Cot Valley amongst the favourites.

St Just has a regular bus service to the larger market town of Penzance which is approximately eight miles away. Penzance has a wide range of retail outlets and a mainline Railway Station.

## ACCOMMODATION COMPRISES

Double glazed panel door to :-

### ENTRANCE HALL

Night storage heater. Stairs rising to first floor. Understairs cupboard housing immersion. Doors to :-

### LIVING ROOM 14' 10" x 11' 0" (4.52m x 3.35m)

Double glazed window to rear. Night storage heater. Television point. Door to :-

### KITCHEN/DINER 17' 5" x 7' 9" (5.30m x 2.36m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space and plumbing for washing machine. Space and vent for tumble dryer. Space for cooker. Double glazed window to front. Night storage heater. Double glazed door with side panel to rear garden.

From entrance hall, stairs rising to :-

### LANDING

Double glazed window to front. Access hatch to loft storage space. Electric panel heater. Doors to :-

### BEDROOM ONE 10' 9" x 10' 9" (3.27m x 3.27m)

Double glazed window to rear. Electric panel heater.

### BEDROOM TWO 10' 8" x 6' 0" (3.25m x 1.83m)

Double glazed window to rear. Electric panel heater.

### BEDROOM THREE 10' 8" x 6' 1" (3.25m x 1.85m)

Double glazed window to rear. Electric panel heater.

### BATHROOM

Fitted with a white suite comprising paneled bath with electric shower unit over and pedestal wash handbasin. Obscure double glazed window to front.

### SEPARATE WC

Low level WC. Obscure double glazed window to front.

### OUTSIDE

To the rear of the house there is a generous garden incorporating a lovely decked area, perfect for outside entertaining. This leads on to the lawned garden with a range of mature trees plants and shrubs. The garden also has a useful block built store and gated access to the residents parking area.

### SERVICES

The property benefits from mains water, mains electric and mains drainage.

### AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'A'. Please note there is a service charge of £3.21 per calendar month.

### DIRECTIONS

On entering St. Just from Penzance proceed past Carn Bosavern garage and take the turning left on to South Place. Take the next right turn on to Bosorne Terrace and Vounder Glaze will then be seen on the left hand side. If using What3words;- divisions.rail.incur

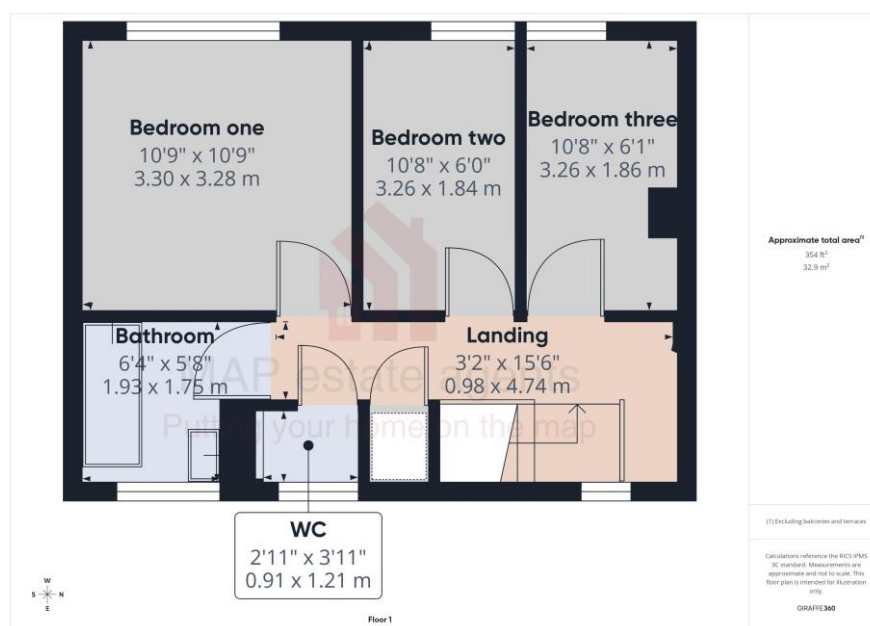
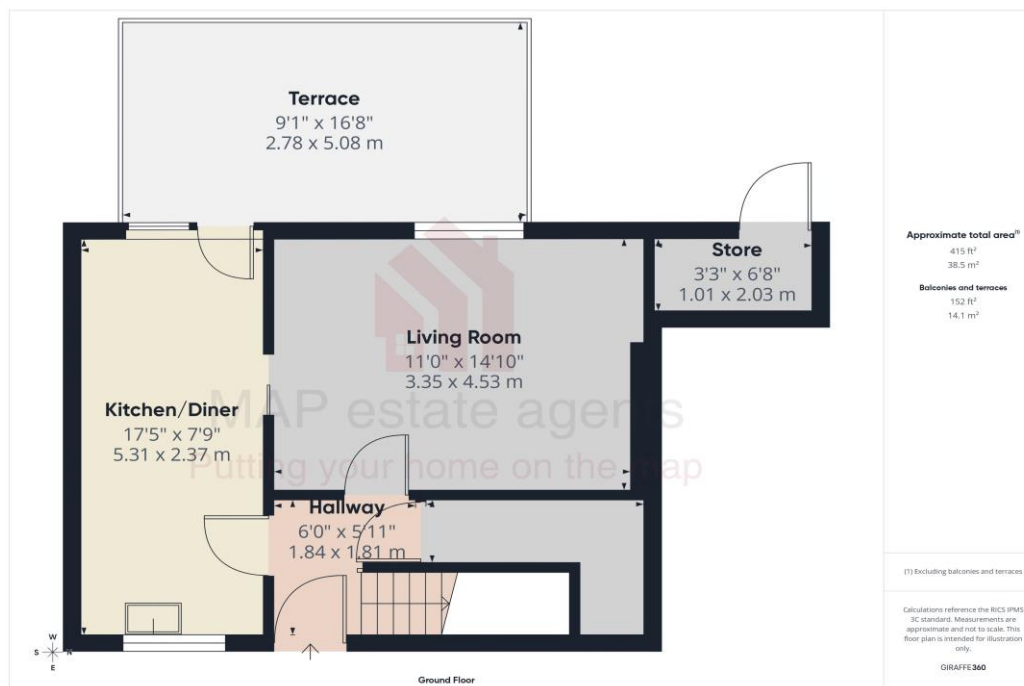


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Terraced house
- Three bedrooms
- Spacious lounge
- Kitchen/diner
- First floor bathroom
- No chain sale
- Large rear garden
- Residents parking area



01209 243333 (Redruth & Camborne)  
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01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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