

LOT  
78

8 Castle Drive, Praa Sands, Penzance, Cornwall TR20 9TF

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A sizeable three bedroom semi-detached extended family home situated in the highly desirable Praa Sands with sea views and a level walk to the beach. The property offers three reception rooms, kitchen, rear lobby with WC and separate wet room, three bedrooms and a family bathroom to the first floor, a basement storeroom accessed externally, detached garage with on additional on drive parking for several vehicles in tandem and good sized front and rear gardens. Cash Buyers Only.

### Situated

Praa Sands is an extremely sought after coastal area, situated between Helston and Penzance, with a stunning mile long sandy beach and rugged coastline being a designated Area of Outstanding Natural Beauty and Special Scientific Interest. Nearby amenities include local shops catering for day to day needs, cafes and restaurants, being readily commutable to the A30.

### Ground Floor

Entrance porch, hallway, lounge, dining room, third reception room, kitchen, rear lobby, utility room and cloakroom.

### First Floor

Landing three bedrooms and bathroom.

### Basement

Store room accessed externally.

### Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.



### EPC Rating

E

### Council Tax Band

D

### Note

The property has had stage 2 testing for Mucic with an overall classification of B. Please refer to the legal pack for further details.