



11 Sylverton Place, Heamoor,
Penzance, Cornwall, TR18 3EP







11 SYLVERTON PLACE, HEAMOR, PENZANCE, CORNWALL, TR18 3EP

GUIDE PRICE £325,000 FREEHOLD

This modern semi detached three bedroom house with gardens and parking, situated within the popular village of Heamoor, close to all local amenities and offered for sale with no onward chain.

*** FAMILY BATHROOM * GROUND FLOOR CLOAKROOM * LOUNGE * KITCHEN/DINING ROOM ***

*** OFF STREET PARKING * GARDENS * NO ONWARD CHAIN * GAS CENTRAL HEATING ***

*** DOUBLE GLAZING * EPC = C * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 90 SQUARE METRES ***

A modern semi detached three bedroom house with parking and gardens, situated within the popular village of Heamoor, within level walking distance of all the amenities. The accommodation comprises of three bedrooms, one en suite on the first floor and family bathroom. On the ground floor there is a lounge with bay windows, kitchen/dining room and cloakroom. To the side of the property is parking for one vehicle leading to the rear fully enclosed patio garden. The house is offered for sale with no onward chain, double glazed, gas central heated throughout and an early viewing is highly recommended.

UPVC double glazed door into:

HALLWAY: Wooden flooring, radiator, stairs rising, doors to:

CLOAKROOM: Understairs storage cupboard, wooden floor, wash hand basin, WC, radiator and extractor fan.

LOUNGE: 15' 1" x 11' 9" (4.60m x 3.58m) Wooden flooring, two double glazed bay windows to front and side and further double glazed window to front, two radiators, TV and telephone points.

KITCHEN/DINING ROOM: 19' 7" x 9' 10" (5.97m x 3.00m) Double glazed bay window to front and three further double glazed windows to side and rear, double glazed door to garden, wooden floor, two radiators, range of base and wall units with worksurfaces and tiling over, cupboard housing combination gas boiler, electric cooker, gas hob, extractor fan over, space for fridge/freezer, washing machine and dishwasher, one and a half bowl stainless steel sink unit.

FIRST FLOOR LANDING: Access to loft, light tunnel. Doors to:

BEDROOM ONE: 9' 10" x 9' 10" (3.00m x 3.00m) Double glazed bay window to front, radiator, door to:

EN SUITE: Extractor fan, radiator, WC, wash hand basin, fully tiled shower cubicle, shaver light and point, tiled floor.

BEDROOM TWO: 12' 6" x 11' 9" (3.81m x 3.58m) Bay windows to side and front, TV point, radiator.

BEDROOM THREE: 8' 10" x 7' 2" (2.69m x 2.18m) Two double glazed windows to front, radiator.

BATHROOM: Double glazed window to rear, tiled floor, panelled bath with mains shower over, pedestal wash hand basin, WC, radiator, extractor fan.

OUTSIDE: The front garden is laid to lawn, enclosed by low level granite wall. To the side of the property is parking for one vehicle, side gate access leads to the rear garden, fully enclosed and laid to patio with two wooden sheds.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: From Penzance proceed into the village of Heamoor, upon reaching the Sportsmans Arms, turn right into Bolitho Road, whereby the property can be found on your right hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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