



Marshall's
ESTATE AGENTS



6 Bolitho Mews, Bolitho Road, Heamoor,
Cornwall, TR18 3FE







6 BOLITHO MEWS, BOLITHO ROAD, HEAMOOR, CORNWALL, TR18 3FE

GUIDE PRICE £285,000 FREEHOLD

A modern mid terrace three bedroom house with off street parking for one vehicle, situated in the popular village of Heamoor.

- * THREE BEDROOMS * FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM ***
- * KITCHEN * LOUNGE/DINING ROOM * OFF STREET PARKING FOR ONE VEHICLE ***
- * REAR REAR COURTYARD GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * POPULAR VILLAGE LOCATION * EPC = C * COUNCIL TAX BAND = B ***
- * APPROXIMATELY 77 SQUARE METRES ***

A mid terrace modern three bedroom family home with off street parking and rear courtyard garden, situated in the popular village of Heamoor, close to all the local amenities. The accommodation comprises of kitchen, lounge/dining room and cloakroom on the groundfloor. On the first floor there is bathroom, two bedrooms with large storage cupboard, stairs from the first floor leads to bedroom three with Velux window. The property is double glazed and gas central heated throughout and a viewing is highly recommended.

UPVC double glazed door into:

HALLWAY: Two radiators, inset spotlights, stairs rising. Door to:

CLOAKROOM: Extractor fan, WC, pedestal wash hand basin.

KITCHEN: 9' 8" x 5' 8" (2.95m x 1.73m) Double glazed window to front, inset spotlights, base and wall units with worksurfaces over, stainless steel sink unit, electric oven, gas hob, extractor fan, plumbing for washing machine, space for fridge freezer.

LOUNGE/DINING ROOM: 14' 6" x 12' 8" (4.42m x 3.86m) Double glazed window and french doors to outside courtyard, two radiators, TV and telephone point.

FIRST FLOR LANDING: Stairs rising, walk in cupboard housing Baxi combination boiler, door to:

BEDROOM ONE: 12' 8" x 9' 5" (3.86m x 2.87m) Two double glazed windows to front, radiator.

BEDROOM THREE: 7' 11" x 6' 3" (2.41m x 1.91m) Double glazed window to rear, radiator, built in wardrobe.

BATHROOM: Extractor fan, WC, wash hand basin, bath with shower over, inset spotlights, heated towel rail, complementary wall tiling.

SECOND FLOOR LANDING: Double glazed window to rear, door to:

BEDROOM TWO: Three Veluxes windows to front and rear, radiator, storage into eave space.

OUTSIDE: To the front of the property, there is off parking for one vehicle, fully enclosed patio style courtyard with raised decking area.

SERVICES: Main water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband might be available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of cavity wall under a slate roof.

DIRECTIONS: From Penzance proceed into the village of Heamoor and take the right into Bolitho Road passing the Sportsman's Arms, whereby the property can be found on your right hand side.

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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