



2 Rosparvah Gardens, Heamoor,
Cornwall, TR18 3EA









2 ROSPARVAH GARDENS, HEAMOR, CORNWALL, TR18 3EA

GUIDE PRICE £440,000 FREEHOLD

A semi detached three bedroom family home with gardens and parking, situated in the popular village of Heamoor, close to all local amenities.

*** THREE BEDROOMS * LOUNGE WITH BAY WINDOW ***

*** RECENTLY REFITTED KITCHEN/DINING ROOM * CONSERVATORY ***

*** SUMMER HOUSE WITH DECKED AREA * FRONT AND REAR GARDENS ***

*** OFF STREET PARKING * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** CONVENIENT LOCATION * EPC = D * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 83 SQUARE METRES ***

A beautifully presented semi detached three bedroom family home, situated in the popular village of Heamoor, with all its local amenities, such as primary and second schools, public house and village church. The accommodation comprises of lounge with bay window to front and feature gas fire, recently refitted kitchen/dining room with patio doors leading out onto the rear garden and further door leading to south facing conservatory to the rear of the property. There are three bedrooms and bathroom on the first floor. Outside, parking for several vehicles leads to the front garden and fully enclosed rear garden, laid to lawn with summer house and adjoining decking area and further patio areas catching the sun throughout the day. This property is beautifully presented throughout, is gas centrally heated, double glazed and will make an ideal family home. Due to its location and accommodation an internal viewing is highly recommended.

UPVC double glazed door into:

LOUNGE: Bay window to front, radiator, gas fire to one wall with tiled surround, double glazed bay window and further window to front, picture rail, part carpets/laminate floor, glazed door into:

KITCHEN/DINING ROOM 16' 0" x 13' 6" (4.88m x 4.11m) Laminate wood floor, double glazed patio doors to rear, feature fireplace to one wall (not used), radiator, built in breakfast bar, pantry cupboard under stairs with window to side, further double glazed window to rear. Kitchen has a range of built in wall and base units with worksurfaces over, induction hob, double oven and microwave, dishwasher and integrated fridge, single drainer stainless steel sink unit, double glazed door into:

CONSERVATORY: 11' 1" x 5' 8" (3.38m x 1.73m) Tiled floor, double glazed to three sides with glass roof, sliding doors onto rear garden and further double glazed door to outside.

LANDING: Double glazed window to side, access to loft.

BEDROOM ONE: 10' 8" x 9' 4" (3.25m x 2.84m) Double glazed window to front, radiator, fireplace to one wall (not used), built in wardrobes.

BEDROOM TWO: 13' 9" x 9' 2" (4.19m x 2.79m) Double glazed window to rear, radiator, two built in cupboards (one housing boiler).

BEDROOM THREE: 8' 3" x 7' 0" (2.51m x 2.13m) Double glazed window to rear, radiator.

BATHROOM: Double glazed window to side, bath with shower over, radiator, WC, pedestal wash hand basin, fully tiled walls.

OUTSIDE: The property is approached over a driveway parking for several vehicles, front garden is laid to lawn with established shrubs and plant borders. Pathway to the side of the property leads to the rear garden with area laid to two patios enjoying sun throughout the day, steps lead to the lawned enclosed garden. At the bottom of the garden is a wooden summer house with decking and power and light connected.

SERVICES: Mains water, electricity, gas and drainage.

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

DIRECTIONS: From Penzance, proceed into the village of Heamoor, whereby the property can be found on your right hand side prior to the old school.

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
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Lettings
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