



45 Moorland Close, Pendeen,
Cornwall, TR19 7EF









45 MOORLAND CLOSE, PENDEEN, CORNWALL, TR19 7EF

GUIDE PRICE £200,000 FREEHOLD

A mid terrace four bedroom, family home situated on the outskirts of the popular village of Pendeen, for sale with no onward chain with front and rear gardens.

*** FOUR BEDROOMS * FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM ***

*** LOUNGE * KITCHEN/DINING ROOM * SEPARATE UTILITY ROOM ***

*** FRONT AND REAR GARDENS * VILLAGE LOCATION ***

*** SECTION 157 LOCAL AUTHORITY CLAUSE * NO ONWARD CHAIN ***

*** EPC = D * COUNCIL TAX BAND = A * APPROXIMATELY 83 SQUARE METRES ***

Offered for sale with no onward chain is this four bedroom terraced family home with gardens to both the front and rear, enjoying sea views from rear elevation, set on the outskirts of the popular village of Pendeen with all its amenities and the northern coast of Penwith Peninsula is within close walking distance. The accommodation comprises of four bedrooms and bathroom on the first floor, with lounge, kitchen/dining room, cloakroom and utility room on the ground floor. There are gardens to both the front and rear. The property is double glazed and heated by electric night storage heaters. Offered for sale with no onward chain, this property would make an ideal family home for those that can prove a connection to Cornwall for the last three years.

Composite double glazed door into:

HALLWAY: Stairs rising, night storage heater, doors to:

CLOAKROOM: WC, extractor fan, double glazed window to front.

LOUNGE: 11' 5" x 10' 2" (3.48m x 3.10m) Night storage heater, double glazed window to front.

KITCHEN/DINING ROOM: 17' 0" x 10' 0" (5.18m x 3.05m) Night storage heater, three built in cupboards, one housing hot water tank, two double glazed windows to rear, base units to one wall with plumbing for dishwasher and washing machine, single drainer stainless steel sink unit, door to:

UTILITY ROOM/SECOND KITCHEN: 11' 0" x 7' 0" (3.35m x 2.13m) Double glazed doors to front and rear, base and wall units, worksurfaces and tiling over, space for electric cooker.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 13' 4" x 10' 3" (4.06m x 3.12m) Double glazed window to front, night storage heater.

BEDROOM TWO: 10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to rear with views, night storage heater, walk in wardrobe.

BEDROOM THREE: 10' 10" x 7' 0" (3.30m x 2.13m) Double glazed window to rear with views, night storage heater.

BEDROOM FOUR: 9' 9" x 6' 3" (2.97m x 1.91m) Double glazed window to front, night storage heater.

BATHROOM: Frosted double glazed window to rear, pedestal wash hand basin, bath with shower over, fan heater.

OUTSIDE: To the front of the property there is a garden laid to lawn. To the rear is, again the garden is laid to lawn with patio and low level granite wall backing onto open farmland.

SERVICES: Mains electricity, drainage and water.

AGENTS NOTE: There is a 157 local connection clause on the property, which states the buyer must have lived, worked or have a local connection to the area for a minimum of three years. We understand from Openreach website that Superfast Fibre Broadband is available to the property (FTTC). We tested the mobile phone signal for O2 is limited. The property is constructed of concrete block under tiled roof.

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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