

4 Nevada Street, Heamoor,  
Penzance, Cornwall, TR18 3EU



ESTATE AGENTS  
**Marshall's**

















**4 NEVADA STREET, HEAMOOR, PENZANCE, CORNWALL, TR18 3EU**

**GUIDE PRICE £230,000 FREEHOLD**

A mid terrace two bedroom granite house with front garden, situated within the popular village of Heamoor and offered for sale with no onward chain.

**\* TWO BEDROOMS \* FIRST FLOOR SHOWER ROOM \* THREE RECEPTION ROOMS \***

**\* FRONT GARDEN \* REAR COURTYARD \* NON ALLOCATED ON STREET PARKING \***

**\* NO ONWARD CHAIN \* GAS CONNECTED \* POPULAR VILLAGE LOCATION \***

**\* SOME RENOVATION REQUIRED \* EPC = E \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 79 SQUARE METRES \***

A mid terrace two bedroom granite house with no onward chain and in need of some renovation, situated within the popular village of Heamoor, close to all its local amenities. The accommodation comprises, on the ground floor, of lounge with a separate dining room, breakfast room and kitchen. There are two double bedrooms and a shower room on the first floor. To the front of the property is a garden which, subject to the necessary planning permissions, could be converted into parking, and a fully enclosed rear courtyard. The property is double glazed where stated and gas is connected to the property. An early viewing is recommended.

Half glazed door into:

**HALLWAY:** Stairs rising with cupboard under, door to:

**LOUNGE:** 10' 8" x 10' 0" (3.25m x 3.05m) Double glazed window to front, picture rail, gas fire.

**DINING ROOM:** 10' 0" x 9' 6" (3.05m x 2.90m) Double glazed window to rear, electric heater.

**BREAKFAST ROOM:** 12' 7" x 8' 4" (3.84m x 2.54m) Double glazed window to rear, gas heater, fireplace to one wall (not used), base and wall units, further cupboard understairs.

**KITCHEN:** 7' 2" x 6' 4" (2.18m x 1.93m) Window and door to rear, single drainer stainless steel sink unit, electric cooker point.

**FIRST FLOOR LANDING:** Access to loft.

**BEDROOM ONE:** 13' 9" x 10' 2" (4.19m x 3.10m) Two double glazed windows to front.

**BEDROOM TWO:** 13' 0" x 8' 4" (3.96m x 2.54m) Double glazed window to rear, built in wardrobe.

**SHOWER ROOM:** 10' 0" x 9' 0" (3.05m x 2.74m) Double glazed window to rear, WC, wash hand basin, shower cubicle with electric shower, shelved cupboard.

**OUTSIDE:** To the front of the property is a garden, enclosed by low level block wall with established flower beds, this could, subject to necessary planning, be removed and parking installed. To the rear of the property is a fully enclosed courtyard with outside toilet and tool store with pedestrian access onto rear lane.

**SERVICES:** Mains water, gas, electricity and drainage.

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