



13 Rosparvah Gardens, Heamoor,
Penzance, Cornwall, TR18 3EA



Marshall's
FOR SALE
01752 34444







13 ROSPARVAH GARDENS, HEAMMOOR, PENZANCE, CORNWALL, TR18 3EA

GUIDE PRICE £495,000 FREEHOLD

A semi detached four bedroom family home with gardens, garage and parking, situated within the popular village of Heamoor, close to all its local amenities.

- * FOUR DOUBLE BEDROOMS * EN SUITE BATHROOM * LOUNGE/DINING ROOM ***
- * KITCHEN/BREAKFAST ROOM * GARDEN ROOM ***
- * INTEGRAL GARAGE * OFF STREET PARKING FOR SEVERAL VEHICLES ***
- * FRONT AND REAR ESTABLISHED GARDENS * POPULAR VILLAGE LOCATION ***
- * DOUBLE GLAZING * GAS CENTRAL HEATING ***
- * EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 136 SQUARE METRES**

A beautifully presented semi detached four bedroom family home with gardens garage and parking, situated in the popular village of Heamoor, close to all its local amenities, such as secondary school, public house and village stores. The spacious property consists of four double bedrooms, one of which is en suite and shower room on the first floor. On the ground floor there is a spacious lounge/diner, kitchen/breakfast room, garden room and integral garage. A particular feature of this property are the lovely gardens to both the front and rear, of which the rear is fully enclosed with areas laid to patio and lawn, enjoying the sun throughout the day with garden studio and wild life pond. There is off street parking for several vehicles leading to the aforementioned garage. The property is double glazed and gas centrally heated throughout. This house would make an ideal family home and viewing is highly recommended.

UPVC Double glazed door into:

HALLWAY:

Tiled floor, radiator, stairs rising with cupboard under, doors to:

LOUNGE/DINING ROOM: 25' 5" x 12' 0" (7.75m x 3.66m) Double glazed bay window to front, laminate wood floor, picture rail, living flame gas fireplace to one wall with granite surround, double doors into:

GARDEN ROOM: 17' 5" x 8' 8" (5.31m x 2.64m) Radiator, tiled floor, glazed to two sides with insulated polycarbonate roof, double glazed french doors onto rear garden, wall mounted gas heater, open archway leads into the:

KITCHEN/BREAKFAST ROOM: 18' 7" x 9' 2" (5.66m x 2.79m) Tiled floor, radiator, fully fitted kitchen with modern style units with worksurfaces, splashbacks over, one and a half bowl stainless steel sink unit, double glazed window to rear, induction hob, Neff double electric oven, space for fridge/freezer and dishwasher, inset spotlights.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 15' 6" x 10' 6" (4.72m x 3.20m) Double glazed window to front, radiator, door to:

EN SUITE: Double glazed window to rear, heated towel rail, fully tiled shower cubicle, pedestal wash hand basin, roll top bath, WC.

BEDROOM TWO: 12' 7" x 10' 9" (3.84m x 3.28m) Double glazed window to rear, radiator, two fitted wardrobes, one shelved.

BEDROOM THREE: 12' 1" x 9' 11" (3.68m x 3.02m) Double glazed window to front, radiator, fitted double wardrobe.

BEDROOM FOUR: 9' 5" x 8' 0" (2.87m x 2.44m) Double glazed window to rear, radiator.

SHOWER ROOM: Double shower cubicle, vanity wash hand basin, WC, heated towel rail.

OUTSIDE: The property is approached over tarmac driveway with parking for several vehicles leading to the:

INTEGRAL GARAGE: 17' 2" x 11' 6" (5.23m x 3.51m) Up and over door, double glazed window to rear, power and light, plumbing for washing machine, door back into hallway.

The front garden is laid to lawn, all enclosed by low level block hedging with established magnolia tree and wisteria climber. To the rear of the property is a south facing garden which is laid to areas of patio enjoying the sun throughout the day and lawn with large pond and garden studio with power and light, raised vegetable beds and outside tap. The rear garden is all enclosed by established plant and shrubs with wooden fencing.

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 which was good. The property is constructed of block 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

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01736 795040

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01209 715672

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01736 756627

Lettings
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