



16 Polventon Close, Heamoor,
Penzance, Cornwall, TR18 3LD

 **Marshall's**
ESTATE AGENTS







16 POLVENTON CLOSE, HEAMOR, PENZANCE, CORNWALL, TR18 3LD

£230,000 FREEHOLD

A modern mid terrace three bedroom house in need of refurbishment, situated in the village of Heamoor with gardens to the front and rear and garage.

*** FIRST FLOOR BATHROOM * LOUNGE * KITCHEN/DINING ROOM ***

*** GROUND FLOOR CLOAKROOM * FRONT AND REAR GARDENS * GARAGE ***

*** REFURBISHMENT REQUIRED * NO ONWARD CHAIN * VILLAGE LOCATION ***

*** EPC = C * COUNCIL TAX BAND = C * APPROXIMATELY 83 SQUARE METRES ***

A three bedroom mid-terrace modern house in need of some refurbishment, situated in the popular village of Heamoor, close to both the primary and secondary schools and the village amenities. The accommodation comprises of lounge, kitchen/diner and cloakroom/WC on the groundfloor. There are three bedrooms and bathroom on the first floor. Gardens to front and rear and garage on block near by the property. The house is offered for sale with no onward chain, is double glazed and gas centrally heated.

UPVC double glazed door into:

PORCH: Further double glazed window to front, door into:

LOUNGE: 16' 0" x 12' 7" (4.88m x 3.84m) Double glazed window to front, gas fire to one wall, radiator, door to:

INNER HALLWAY: Stairs rising. Further door to:

KITCHEN/DINING ROOM: 16' 0" x 11' 6" (4.88m x 3.51m) Radiator, gas cooker point, base units with single drainer stainless steel sink unit, two double glazed windows to rear, understairs storage cupboard, door to toilet.

FIRST FLOOR LANDING: Radiator, access to loft, cupboard housing combination boiler, doors to:

BEDROOM ONE: 12' 8" x 9' 7" (3.86m x 2.92m) Radiator, double glazed window to front.

BEDROOM TWO: 11' 7" x 9' 7" (3.53m x 2.92m) Radiator, double glazed window to rear, built in cupboard.

BEDROOM THREE: 9' 9" x 6' 0" (2.97m x 1.83m) Radiator, window to front.

BATHROOM: Double glazed window to rear, tiled floor, WC, pedestal wash hand basin, bath with shower over.

OUTSIDE: To the front is garden which is laid to patio and flower beds, fully enclosed rear garden with pedestrian access onto rear service lane.

GARAGE: In a block nearby with up and over black garage door.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of cavity wall under a concrete 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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