



**Marshall's**

ESTATE AGENTS

87 Main Street, Heamoor,  
Cornwall, TR18 3ER

















**87 MAIN STREET, HEAMOR, CORNWALL, TR18 3ER**

**GUIDE PRICE £200,000 FREEHOLD**

A mid terrace two bedroom granite house, in need of some refurbishment, situated within the popular village of Heamoor, close to all its local amenities.

**\* TWO DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \* OPEN PLAN LOUNGE/DINER \***

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

**\* EPC = E \* COUNCIL TAX BAND = B \* APPROXIMATELY 69 SQUARE METRES \***

A mid terrace two bedroom granite house in need of some refurbishment, situated within the centre of the popular village of Heamoor, close to all its local amenities. The accommodation comprises of open plan lounge, diner and kitchen on the groundfloor, two double bedrooms and bathroom on the first floor. There is a token garden to the front and small courtyard to the rear. The property is double glazed throughout and is offered for sale with no onward chain.

Wooden front door into:

**HALLWAY:** Half glazed door into:

**LOUNGE/DINING ROOM:** 20' 8" x 14' 2" (6.30m x 4.32m) Double glazed windows to front and rear, two night storage heaters, stairs rising with cupboard under, granite fireplace to one wall (not used), door to:

**KITCHEN:** 9' 9" x 7' 5" (2.97m x 2.26m) Double glazed door and window to rear, base and wall units, worksurfaces and tiling over, electric cooker and hob, space for fridge/freezer and washing machine, one and half bowl sink unit.

**FIRST FLOOR LANDING:** Three built in cupboards, one housing hot water tank, doors to:

**BEDROOM ONE:** 14' 4" x 9' 10" (4.37m x 3.00m) Two double glazed windows to front, night storage heater.

**BEDROOM TWO:** 10' 4" x 9' 0" (3.15m x 2.74m) Double glazed window to rear, night storage heater.

**BATHROOM:** 8' 4" x 7' 1" (2.54m x 2.16m) Double glazed window to rear, bath with electric shower over, pedestal wash hand basin, WC, electric fan heater.

**OUTSIDE:** To the front of the property, there is a small garden laid to chipping, enclosed courtyard to rear with pedestrian access to rear service lane.

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

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