



For Sale
01736 360203
marshallspr.co.uk

29 Reens Crescent, Heamoor,
Penzance, Cornwall, TR18 3HW









29 REENS CRESCENT, HEAMOR, PENZANCE, CORNWALL, TR18 3HW

GUIDE PRICE £425,000 FREEHOLD

A beautifully presented three bedroom detached bungalow with off-street parking, garage and gardens, situated in the popular village off Heamoor and enjoying rural views from the front.

*** THREE DOUBLE BEDROOMS * BATHROOM * SEPARATE SHOWER ROOM ***

*** KITCHEN/DINING ROOM * LOUNGE * OFFICE/STUDY * OFF-STREET PARKING * GARAGE ***

*** GARDENS TO FRONT AND REAR * POPULAR VILLAGE LOCATION ***

*** EPC = C * COUNCIL TAX BAND = C * APPROXIMATELY 85 SQUARE METRES ***

A beautifully presented and much improved detached three bedroom bungalow situated in this popular residential estate on the outskirts of the village of Heamoor with all its local amenities. The property enjoys an elevated position with views across Heamoor towards open fields and Madron in the distance. The accommodation comprises of three double bedrooms, bathroom, a separate shower room, kitchen/dining room, lounge and office/study. There is off-street parking for several vehicles leading to the garage and gardens to both the front and rear. The bungalow is gas fired centrally heated, double glazed throughout and a viewing is highly recommended.

Double glazed door into:

HALLWAY: With double glazed side panel, further double glazed window to the front with views over the village, laminate wood flooring, half-glazed door into the:

OFFICE/STUDY: 8' 4" x 6' 5" (2.54m x 1.96m) Two double glazed windows to front, radiator, laminate wood flooring, internal windows to lounge.

Doorway from the hallway into the:

KITCHEN/DINING ROOM: 16' 5" x 9' 82 (5.00m x 2.95m) Double glazed window and door to side, radiator, built in cupboard housing combination boiler, base and wall units with worksurfaces and tiling over, one and a half bowl sink unit, plumbing for dishwasher, built in Neff oven and microwave, hob and extractor fan, doors to:

LIVING ROOM: 16' 11" x 9' 10" (5.16m x 3.00m) Laminate wood floor, radiator, range of fitted cupboards to one wall with living flame electric fire, internal windows overlooking study, door to main hallway.

BEDROOM ONE: 14' 9" x 9' 9" (4.50m x 2.97m) Double glazed window to side, sliding patio doors to rear garden, laminate wood floor, radiator, built in triple sliding door wardrobes.

BEDROOM TWO: 9' 11" x 9' 3" (3.03m x 2.82m) Double glazed window to rear, radiator, laminate wood floor.

BEDROOM THREE: 9' 11" x 8' 2" (3.02m x 2.49m) Double glazed window to side, radiator, laminate wood floor.

SHOWER ROOM: Double glazed window to side, vanity wash hand basin, WC, shower cubicle, heated towel rail, built in storage cupboard.

BATHROOM: Double glazed window to side, vanity wash hand basin, WC, bath, heated towel rail.

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

GARAGE: 17' 1" x 8' 11" (5.21m x 2.72m) Up and over door, power and light, base and wall units to rear with plumbing for washing machine and space for tumble dryer.

Gardens to the front with pathway to the side of the bungalow, leading to the rear garden, fully enclosed by granite wall and laid to lawn and further area laid to patio with an established flower and shrub border.

SERVICES: Mains water, electricity, gas 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 cavity wall block under a concrete tiled roof.

DIRECTIONS: Using the Three Word app: orders.cried.top

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.
