



51 Boscathnoe Way, Heamoor,
Penzance, Cornwall, TR18 3JS









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GUIDE PRICE £325,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM * KITCHEN / DINER ***

*** CONSERVATORY * GOOD DECORATIVE ORDER * IDEAL FAMILY HOME ***

*** FIRST FLOOR BATHROOM * ENCLOSED REAR GARDEN LAID TO LAWN ***

*** OFF ROAD PARKING TO THE FRONT * GARAGE IN NEARBY BLOCK ***

*** CONVENIENT POSITION * EPC = E ***

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

*** VIEWING RECOMMENDED ***

A well presented three bedroom terraced modern style home located in a sought after location on the outskirts of the popular village of Heamoor. The property has spacious accommodation with a conservatory at the rear of the property overlooking the garden. The present vendors have maintained the property to a high standard and is therefore offered in good order throughout. A particularly attractive feature are the enclosed gardens which are laid to lawn with flower borders and pedestrian access. There is a garage in a nearby block along with ample parking to the front. Boscathnoe Way is one of the more popular roads within the area and we would highly recommend an early appointment to view.

ENTRANCE PORCH: Door to:

LIVING ROOM: 16' 0" x 12' 8" (4.88m x 3.86m) Delabole slate fireplace with solid wood mantle and recesses to either side, UPVC double glazed window, coving, tv point, night storage radiator.

KITCHEN / DINING ROOM: 15' 10" x 11' 5" (4.83m x 3.48m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, built in oven, four ringed hob and extractor hood, plumbing for washing machine, understairs area, UPVC double glazed window, coving, night storage radiator. Door to:

CONSERVATORY: 15' 9" x 8' 9" (4.80m x 2.67m) UPVC double glazed overlooking gardens, night storage radiator, double glazed doors to the garden.

STAIRS FROM INNER HALLWAY TO:

FIRST FLOOR LANDING: Built in airing cupboard housing hot water cylinder, night storage radiator, air circulation system, access to roof space.

BEDROOM ONE: 12' 8" x 7' 8" (3.86m x 2.34m) Up to a range of built in wardrobes with cupboard above plus bed recess, UPVC double glazed window, coving.

BEDROOM TWO: 11' 5" x 8' 5" (3.48m x 2.57m) UPVC double glazed window overlooking rear gardens, built in wardrobes with cupboards above, coving.

BEDROOM THREE: 9' 8" x 6' 0" (2.95m x 1.83m) UPVC double glazed window.

BATHROOM: White suite comprising panelled bath with shower over and glazed screen, low level w.c. with concealed cistern, wash hand basin with cupboards below, UPVC double glazed window.

OUTSIDE: Enclosed rear gardens laid mainly to lawn with well stocked flower borders, patio area, garden shed, cold tap, side pedestrian access. To the front of the property there is a brick paved driveway with parking for two cars.

GARAGE IN NEARBY BLOCK

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: From Penzance proceed into the village of Heamoor. Opposite the Sportsmans Arms turn left into Parc Letta and follow the road which becomes Boscathnoe Way whereby the property can be found on your right hand side.

AGENTS NOTE: We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. We checked phone signal with Vodafone which was good. The property is constructed of block 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.
