



The Orchard, Hea Corner,  
Penzance, Cornwall, TR18 3HF







**THE ORCHARD, HEA CORNER, PENZANCE, CORNWALL, TR18 3HF**

**GUIDE PRICE £450,000 FREEHOLD**

**\* TWO/THREE BEDROOMS \* LOUNGE \* KITCHEN / DINING ROOM \* BATHROOM \***

**\* PARKING \* GARAGE \* LARGE GARDENS \* DOUBLE GLAZING \***

**\* OIL CENTRAL HEATING \* POPULAR VILLAGE LOCATION \***

**\* COUNCIL TAX BAND = C \* EPC = E \* APPROXIMATELY 110 SQUARE METRES \***

This beautifully presented semi-detached two/three bedroom dormer bungalow is a real credit to the present owners and is situated within the popular village of Heamoor, close to all the local amenities and approximately a 15 minute walk from the main town of Penzance. The spacious accommodation comprises of a lounge with wood burner, large double bedroom, kitchen and bathroom with dining room/bedroom two and conservatory on the ground floor. Stairs from the dining room lead to the large main bedroom which has a walk in wardrobe and three Velux windows to the rear overlooking the garden. The property is approached through a five bar farm gate with parking for multiple vehicles leading to the detached garage and one of the most pleasing aspects of this property are the large gardens to the rear which are fully landscaped and laid to lawn with block built utility room and summerhouse. Viewing is highly recommended to fully appreciate this delightful property.

Glazed door into:

**HALLWAY:** Stripped wood floor, wood panelling to dado level, radiator. Doors to:

**LOUNGE:** 13' 0" x 12' 5" (3.96m x 3.78m) Double glazed bow window to the front, stripped wood floor, radiator, inset spotlights, picture rail.

**BEDROOM TWO:** 12' 5" x 12' 0" (3.78m x 3.66m) Double glazed bow window to the front, radiator, stripped wood floor, inset spotlights, picture rail.

**BATHROOM:** Double glazed window to the rear, painted wood floor, radiator, w.c., circular wash hand basin, double shower cubicle, inset spotlights, shelved cupboard.

**KITCHEN / BREAKFAST ROOM:** 11' 0" x 10' 7" (3.35m x 3.23m) Double glazed window and half glazed door to the rear, built in pantry cupboard, stripped wood floor, range of base and wall mounted units with work surface over, one and a half bowl stainless steel sink unit, electric oven, gas hob, extractor fan over, space for fridge/freezer.

**DINING ROOM / BEDROOM THREE:** 13' 0" x 12' 0" (3.96m x 3.66m) Radiator, double glazed window to the side, painted wood floor, stairs rising. Double doors to:

**CONSERVATORY:** 9' 0" x 9' 0" (2.74m x 2.74m) Double glazed to three sides with patio doors onto rear garden, glazed roof, tiled floor, radiator.

**FIRST FLOOR LANDING:** Storage into eaves space and walk in wardrobe. Door to:

**BEDROOM ONE:** 16' 9" x 15' 0" (5.11m x 4.57m) Radiator, vaulted ceiling with feature exposed brick chimney breast, three Velux windows with built in blinds.

**OUTSIDE:** The property is approached via a five bar farm gate onto a gravel driveway with parking for multiple vehicles leading to:

**DETACHED GARAGE**

The front and side gardens are enclosed by established deciduous shrubs and trees and this in turn leads to the beautifully landscaped large rear gardens which has an area laid to patio with:

**BLOCK BUILT UTILITY ROOM:** 8' 0" x 6' 0" (2.44m x 1.83m) Belfast sink, plumbing for washing machine, tiled floor, oil fired boiler.

The rear garden is laid to various areas with established plant and shrub borders leading to a timber summerhouse and there are three vegetable beds, the gardens are all fully enclosed by plant and shrub borders and a range of fruit trees.

**SERVICES:** Mains water, electricity and drainage. Oil fired central heating.

**DIRECTIONS:** From Penzance proceed into the village of Heamoor and prior to the old junior school the property can be found on your right hand side as indicated by a Marshalls for sale board.

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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