



47 Richmond Street, Heamoor,
Penzance, Cornwall, TR18 3ET









47 RICHMOND STREET, HEAMOR, PENZANCE, CORNWALL, TR18 3ET

GUIDE PRICE £295,000 FREEHOLD

- * TWO BEDROOMS * LIVING ROOM/DINING * FITTED KITCHEN * UTILITY ROOM ***
- * FIRST FLOOR BATHROOM * GOOD DECORATIVE ORDER ***
- * IDEAL FOR YOUNG FAMILY OR FIRST TIME BUY * SOUGHT-AFTER LOCATION ***
- * CLOSE TO MOST AMENITIES * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 91 SQUARE METRES ***

Much sought-after location for this well maintained two bedroom home, located in a prime residential area, within close walking distance of local store and a short drive to the main town of Penzance. The property has spacious accommodation, which the present vendors have maintained to a high standard with little expense spared on creating an ideal family home. To the rear of the property is a small courtyard and Richmond Street is conveniently placed for most amenities.

ENTRANCE VESTIBULE: Door to:

ENTRANCE HALL: Laminated flooring, half wooden glazed door to:

LIVING ROOM/DINING ROOM

LIVING ROOM AREA: 15' 7" x 10' 8" into bay window (4.75m x 3.25m into bay window) Feature fireplace with log burner and tiled hearth, two built in cupboards with pine doors, feature column radiator, open plan to:

DINING ROOM AREA: 13' 6" x 10' 1" (4.11m x 3.07m) Period style cast iron fireplace with tile inset and pine surround flanked by two built in cupboards with pine doors and shelving over, understairs storage cupboard, radiator.

KITCHEN: 13' 5" x 10' 2" (4.09m x 3.10m) Inset stainless steel single drainer sink unit with drawers below, extensive range of fitted wall and base units, solid wood worksurfaces, tiled flooring, UPVC double glazed window, gas range cooker with extractor hood over, tiled flooring, radiator.

UTILITY ROOM: 9' 2" x 6' 5" (2.79m x 1.96m) Space and plumbing for washing machine and tumble dryer, space for fridge/freezer, UPVC double glazed window, wooden door, "Baxi" combi gas central heating boiler, tiled flooring.

Stairs from entrance hall to:

FIRST FLOOR LANDING

BEDROOM ONE: 19' 2" x 10' 6" maximum (5.84m x 3.20m maximum) into UPVC double glazed bay window, feature fireplace, radiator.

BEDROOM TWO: 10' 3" x 10' 0" (3.12m x 3.05m) UPVC double glazed window, laminated flooring, feature fireplace, radiator.

OUTSIDE: Raised decked area, two storage sheds with electric, gravelled area, pedestrian access, cold tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///scrap.likely.judges

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. 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



www.marshallspz.co.uk