Marshall's
ESTATE AGENTS

79 Main Street, Treamoor,
Penzance, Cornwall, TR18 3ER

79 MAIN STREET, HEAMOOR, PENZANCE, CORNWALL, TR18 3ER

GUIDE PRICE £230,000 FREEHOLD

* **BEAUTIFULLY PRESENTED * TERRACED COTTAGE * TWO DOUBLE BEDROOMS ***

* **LOUNGE/DINING ROOM * GROUND FLOOR BATHROOM * MODERN KITCHEN ***

* **POPULAR VILLAGE LOCATION * EPC = D * COUNCIL TAX BAND = B ***

* **APPROXIMATELY 69 SQUARE METRES ***

A beautifully presented 2 bedroom terraced cottage situated in the centre of the popular village of Heamoor with its local amenities, such as village shop, public house and both, primary and secondary schools. This good size accommodation comprises of an open plan lounge/dining room leading into a modern kitchen and bathroom on the ground floor, two double bedrooms on the first floor with a pretty enclosed courtyard to the rear.

Original tiled pathway leads to wooden door into:

HALLWAY: Picture rail, half glazed door into:

MAIN HALL: Stairs rising, radiator. Open into the:

OPEN PLAN/LIVING ROOM/DINER:

LIVING ROOM: 11' 5" x 9' 10" (3.48m x 3.00m) UPVC double glazed window to the front, feature fireplace with inset real flame gas effect wood burner set on stone hearth, radiator, laminate floor, alcove to one wall.

DINING ROOM: 15' 3" x 10' 9" (4.65m x 3.28m) UPVC window to the rear, radiator, understairs storage cupboard. Door to:

KITCHEN: 7' 3" x 6' 9" (2.21m x 2.06m) UPVC double glazed window and door to rear, range of base and wall mounted units with wooden worksurfaces and tiling over, fitted oven, electric hob, extractor fan over, one and a half bowl sink and drainer, tiled floor, step to:

BATHROOM: Double glazed window, white suite comprising bath with mains shower, wash hand basin, radiator, tiled floor, built in cupboard housing combination boiler, shaver socket, door to:

SEPARATE CLOAKROOM: Double glazed window, low level WC, tiled floor.

FISRT FLOOR LANDING: Double glazed window, storage cupboard, access to loft, doors to:

BEDROOM ONE: 15' 3" x 10' 2" (4.65m x 3.10m) Double glazed window to front, original feature fireplace with inset iron on wooden mantle, painted wood floors, radiator.

BEDROOM TWO: 10' 5" x 9' 2" (3.17m x 2.79m) Double glazed window, painted wood floor, original fireplace with inset iron and wooden mantle surround, radiator.

OUTSIDE: To the front there is a small paved area, fully enclosed rear courtyard, half decked and half laid to patio with outside tap, leading to:

UTILITY: Space and plumbing for washing machine and vent for tumble dryer, rear pedestrian access.

DIRECTIONS: Via "What3Words" app: ///cling.bill.exact

SERVICES: Mains water, electricity, gas and drainage.

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 slate roof.

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 | Mousehole | Carbis Bay | Camborne | Hayle | Lettings |
| 01736 360203 | 01736 731199 | 01736 795040 | 01209 715672 | 01736 756627 | 01736 366778 |

www.marshallspz.co.uk