



3 Poltair Terrace, Heamoor,
Penzance, Cornwall, TR18 3EG









3 POLTAIR TERRACE, HEAMOR, PENZANCE, CORNWALL, TR18 3EG

GUIDE PRICE £335,000

*** TWO DOUBLE BEDROOMS * USEFUL ATTIC SPACE * KITCHEN AND UTILITY ROOM ***

*** OPEN PLAN LOUNGE/DINER WITH WOOD BURNER * FAMILY BATHROOM ***

*** EASY ACCESS TO ALL VILLAGE AMENITIES * EPC= D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 117 SQUARE METRES ***

A beautifully presented terraced granite house, situated within the popular village of Heamoor and close to all its local amenities such as public house, village shop and both the primary and secondary schools. The property is beautifully presented throughout and a particular feature are the enclosed gardens and off street parking for several vehicles to the rear. The accommodation comprises of open plan lounge/diner with wood burner and patio doors leading out onto the rear garden, utility, kitchen and conservatory to the rear of the property with direct access onto the enclosed rear garden. On the first floor there are two double bedrooms and bathroom with stairs leading to useful attic space which could, subject to any necessary planning permissions, be utilised as a bedroom or study. There are further large areas of eave storage space in the loft. This property needs to be viewed to be fully appreciated.

Half glazed door into:

INNER HALLWAY: Exposed granite wall, radiator, laminate wood floor, half glazed door into:

OPEN PLAN LIVING ROOM/DINER: 23' 9" x 15' 2" (7.24m x 4.62m) Feature inglenook fireplace with wood burner, UPVC window with window seat under, radiator, laminated floor, double french UPVC doors out onto rear garden, stairs rising with under stairs storage cupboard, doors to:

UTILITY AREA: 9' 11" x 8' 9" (3.02m x 2.67m) Two double glazed windows to rear, range of base and wall level cupboards with worksurfaces over, space for fridge freezer, plumbing for washing machine, space for tumble dryer, radiator, laminate wood floor.

KITCHEN: 8' 9" x 7' 9" (2.67m x 2.36m) UPVC double glazed window overlooking rear courtyard area, base and wall mounted cupboards with worksurfaces and tiling over, radiator, stainless steel one and a half bowl sink unit, space and plumbing for dishwasher and fridge/freezer, fitted double oven, gas hob with extractor hood over, vinyl floor, access to loft hatch (insulated). Further door to:

CONSERVATORY: 7' 9" x 7' 9" (2.36m x 2.36m) Glazed to three sides with wall under, double doors out on to the rear garden, glass roof, laminate wood floor.

FIRST FLOOR: Stairs and landing, radiator, two large storage cupboards with stairs rising, doors to:

BEDROOM ONE: 15' 2" x 11' 7" (4.62m x 3.53m) Two double glazed windows to front, laminate wood floor, radiator.

BEDROOM TWO: 11' 10" x 9' 4" (3.61m x 2.84m) Double glazed window to rear, laminate floor, radiator.

BATHROOM: Double glazed window, white suite comprising bath with glass screen and mains shower, pedestal wash hand basin, low level WC, radiator, vinyl floor, cupboard housing combination boiler.

Stairs rising to:

ATTIC SPACE: 13' 11" x 13' 3" (4.24m x 4.04m) With restricted head height, eave storage, UPVC skylight.

OUTSIDE: There is an enclosed patio garden with wooden storage shed. To the rear is a fully enclosed garden with decked area and Astro turf lawn with raised flower beds with further raised various shrubs and plants, gate to parking area with shed, accessible by rear service lane.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///dent.tested.thigh

AGENTS NOTE: We understand from Openreach Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone for O2 which was good. The property is constructed of granite under a slate 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.

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Lettings
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