



19 Wesley Street, Heamoor,
Penzance, Cornwall, TR18 3EW



Marshall's

ESTATE AGENTS

19 WESLEY STREET, HEAMOOR, PENZANCE, CORNWALL, TR18 3EW

GUIDE PRICE £220,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE/DINING ROOM ***
*** KITCHEN * REAR COURTYARD * DOUBLE GLAZING * EPC = D * COUNCIL TAX BAND = B**
*** NO ALLOCATED ON STREET PARKING ***

A granite mid terrace cottage, situated in a residential street within the popular village of Heamoor, with all its local amenities such as public house, both junior and secondary schools. The accommodation comprises of two double bedrooms and bathroom on the first floor, open plan lounge/diner and kitchen on the ground floor. There is a fully enclosed courtyard to the rear. The property is double glazed and gas centrally heated throughout and would make an ideal first time buy or investment.

Double glazed door into:

PORCH: Further glazed door into:

LOUNGE/DINING ROOM: 13' 8" x 19' 6" (4.17m x 5.94m) Stairs rising, double glazed windows to both the front and rear, radiators, door to:

KITCHEN: 9' 5" x 8' 2" (2.87m x 2.49m) Double glazed window and door to rear, fitted with base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, space for fridge/freezer, plumbing for washing machine, integral cooker, hob with filter over.

FIRST FLOOR LANDING: Access to loft space, doors to:

BEDROOM ONE: 10' 8" x 9' 4" (3.25m x 2.84m) Double glazed window to rear, radiator, cupboard housing gas central heating boiler.

BEDROOM TWO: 10' 1" x 7' 7" (3.07m x 2.31m) Double glazed window to front, radiator.

BATHROOM: Double glazed window to front, radiator, bath with shower over, WC, pedestal wash hand basin.

OUTSIDE: To the rear there is an enclosed courtyard with gated access onto rear service lane.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///banks.places.pirate](https://www.what3words.com/#!/banks.places.pirate)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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