

2 Heabrook Parc, Heamoor,
Penzance, Cornwall, TR18 3QR



Marshall's

ESTATE AGENTS









2 HEABROOK PARC, HEAMOOR, PENZANCE, CORNWALL, TR18 3QR

£170,000 FREEHOLD

*** ONE DOUBLE BEDROOM * SHOWER ROOM * LOUNGE/DINING ROOM ***

*** KITCHEN * DOUBLE GLAZING * GAS CENTRAL HE * GARAGE ***

*** FRONT AND REAR GARDENS * NO ONWARD CHAIN ***

*** EPC = C * COUNCIL TAX BAND = A * APPROXIMATELY 40 SQUARE METRES ***

A one bedroom terraced bungalow with gardens, garage and parking, situated on the outskirts of the village of Heamoor with all its local amenities. The accommodation comprises of lounge/dining room, kitchen, shower room and double bedroom with gardens to both the front and rear, parking for several vehicles leading to a garage. The property is offered for sale with no onward chain, is double glazed and gas centrally heated throughout and although in need of some redecoration, a viewing is highly recommended.

UPVC double glazed door into:

HALLWAY: Glazed door into:

LOUNGE/DINING ROOM: 19' 3" x 10' 0" (5.87m x 3.05m) Double glazed window to front, radiator, TV point, doors to:

KITCHEN: 11' 7" x 5' 8" (3.53m x 1.73m) Double glazed window to front, single drainer stainless steel sink unit, range of base and wall units, rolltop worksurfaces and tiling over, electric cooker and hob with filter, plumbing for washing machine, space for fridge/freezer.

Door from lounge into:

HALLWAY: Further doors to:

WETROOM: Electric shower, wash hand basin, WC, double glazed window to side, heated towel rail, shelved cupboard, extractor fan, access to loft housing combination boiler.

BEDROOM: 16' 0" x 7' 9" (4.88m x 2.36m) Built in wardrobe, radiator, two double glazed windows and door to rear.

OUTSIDE: Driveway with parking for several vehicles leading to the:

GARAGE: 16' 8" x 8' 0" (5.08m x 2.44m) Up and over door, pedestrian doors to both side and rear with double glazed window to rear, power and light, storage into eave space.

Open plan garden to front, laid to established shrubs, fully enclosed rear garden with greenhouse, wooden shed and laid to established shrubs and trees.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///dummy.aboard.refilled](#)

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