



12 Rosparvah Gardens, Heamoor,  
Penzance, Cornwall, TR18 3EA

















**12 ROSPARVAH GARDENS, HEAMMOOR, PENZANCE, CORNWALL, TR18 3EA**

**GUIDE PRICE £435,000 FREEHOLD**

**\* THREE BEDROOMS \* LIVING ROOM \* DINING ROOM \* DINING ROOM \* 20FT KITCHEN \***

**\* FIRST FLOOR BATHROOM \* SOUTH WEST FACING REAR GARDEN \***

**\* GOOD DECORATIVE ORDER \* IDEAL FAMILY HOME \***

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* BRICK PAVED DRIVEWAY \* GARAGE WITH ROLLER DOORS TO FRONT AND REAR \***

**\* CONVENIENTLY PLACED FOR LOCAL AMENITIES AND SCHOOLS \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 98 SQUARE METRES \***

A chance to acquire a spacious three bedroom semi detached family home which is offered for sale in good decorative order throughout and situated in a prime position within the village of Heamoor, being conveniently placed for most amenities. The property has been well cared for by the present vendor and has well proportioned accommodation with living room, dining room, sun room, 20ft kitchen to the ground floor, and three bedrooms and bathroom to the first floor. A particularly attractive feature are the south west facing rear gardens which have been landscaped to a cottage style with well stocked flower borders, pond and raised sun terrace. There is a home office studio at the end of the garden with power and light along with a detached garage to the side and off street parking to the front. Heamoor is a popular village on the outskirts of Penzance within the catchment area of local schools and close to other amenities. Rospavah Gardens is one of the most sought after areas within the village and we would recommend an early appointment.

**ENTRANCE HALL:** Understairs storage cupboard with plumbing for washing machine and gas central heating boiler, UPVC double glazed window, picture rail, radiator, door to:

**FAMILY ROOM:** 12' 6" x 12' 2" (3.81m x 3.71m) into UPVC double glazed bay window overlooking front garden, picture rail, radiator.

**LIVING ROOM:** 11' 6" x 10' 7" (3.51m x 3.23m) Pine fireplace with cast iron inset and coal effect fire (not tested), shelved recess, TV point, panelling to ceiling, picture rail, double doors to:

**DINING ROOM:** 10' 10" x 10' 3" (3.30m x 3.12m) Views overlooking gardens, wall lights, skylight, radiator, UPVC double glazed sliding doors to garden.

**KITCHEN:** 20' 8" x 6' 7" (6.30m x 2.01m) Two inset single drainer sink units with cupboards below, extensive range of fitted oak wall and base units, tiled worksurfaces, power points, UPVC double glazed window overlooking rear gardens, coving, radiator.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:**

**BEDROOM ONE:** 13' 0" x 9' 9" (3.96m x 2.97m) UPVC double glazed window overlooking gardens to rear, built in wardrobes, picture rail, radiator.

**BEDROOM TWO:** 12' 2" x 10' 0" (3.71m x 3.05m) UPVC double glazed window, picture rail, radiator.

**BEDROOM THREE:** 9' 5" x 7' 10" (2.87m x 2.39m) UPVC double glazed window overlooking rear gardens, picture rail, radiator.

**BATHROOM:** White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, UPVC double glazed window, picture rail, radiator.



**OUTSIDE:** To the rear of the property is an enclosed south west facing garden, which is mainly laid to lawn with attractive and well stocked flower borders, raised sun terrace, garden pond and pathway leading to:

**HOME OFFICE STUDIO:** 11' 4" x 9' 5" (3.45m x 2.87m) Power and light, double doors.

To the front is a lawned garden with a central pond surrounded by well stocked flower borders and brick paved driveway leading to:

**GARAGE:** 19' 0" x 8' 5" (5.79m x 2.57m) Electric roller door to front with further roller door to the rear, giving access to the side patio.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** Via "What3Words" app: ///noted.cans.casual

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



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