

15 Barton Close, Heamoor,
Penzance, Cornwall, TR18 3JA









15 BARTON CLOSE, HEAMOOR, PENZANCE, CORNWALL, TR18 3JA

£250,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * LOUNGE * KITCHEN * BATHROOM * GARAGE ***

*** UTILITY ROOM * GARDENS * OFF STREET PARKING * NO ONWARD CHAIN ***

*** POPULAR LOCATION * EPC = D * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 58 SQUARE METRES ***

A two bedroom detached bungalow in need of some refurbishment, situated on the outskirts of the popular village of Heamoor. The property is offered for sale with no onward chain and the accommodation comprises of two bedrooms, lounge, kitchen and bathroom. There is garage and utility room behind, off-street parking for several vehicles and gardens to three sides, which are fully overgrown. The bungalow is offered for sale with no onward chain and is fully double glazed and gas centrally heated.

Half glazed door into:

HALLWAY: Double glazed window to front, door to:

LOUNGE: 14' 8" x 14' 8" (4.47m x 4.47m) Double glazed window to front, radiator, open fireplace to one wall (not used), doors to:

KITCHEN: 10' 3" x 7' 8" (3.12m x 2.34m) Base and wall units, single drainer sink unit, electric cooker point, shelved cupboard, radiator.

Door from lounge into:

INNER HALLWAY: Access to loft, built in cupboard, doors to:

BEDROOM ONE: 10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to rear, radiator, built in wardrobe.

BEDROOM TWO: 10' 0" x 8' 11" (3.05m x 2.72m) Double glazed window to front, radiator, built in wardrobes.

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

OUTSIDE: The property is approached over a driveway leading to the:

GARAGE: 16' 4" x 10' 10" (4.98m x 3.30m) Up and over door, power and light, window to side. Door to:

UTILITY ROOM: Door to rear, double glazed window, Belfast sink, plumbing for washing machine, wall mounted combination boiler.

OUTSIDE: Overgrown gardens to three sides of the property.

SERVICES: Mains water, electricity, gas and drainage.

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 built of block under a concrete tiled roof.

DIRECTIONS: Via "What3Words" app: [///offer.serves.stage](https://www.what3words.com/offer.serves.stage)

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

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Camborne
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Lettings
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