



10 Sona Merg Close, Heamoor,  
Penzance, Cornwall, TR18 3QL



Marshall's

ESTATE AGENTS















**10 SONA MERG CLOSE, HEAMOR, PENZANCE, CORNWALL, TR18 3QL**

**£300,000 FREEHOLD**

**\* THREE BEDROOMS \* LOUNGE \* KITCHEN/DINING ROOM \* CONSERVATORY \***

**\* SHOWER ROOM \* GARDENS \* GARAGE \* DOUBLE GLAZING \***

**\* POPULAR VILLAGE LOCATION \* IDEAL FAMILY HOME \***

**\* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 79 SQUARE METRES \***

A three bedroom end of terrace modern house with gardens and garage, situated on the outskirts of the popular village of Heamoor with all its amenities. The accommodation comprises of lounge, kitchen/dining room and conservatory on the ground floor. On the first floor there are three bedrooms and shower room. There is a fully enclosed rear garden and garage with storage shed in a block nearby and the house is double glazed, heated via mains gas and this property would be an ideal family home.

Double glazed door into:

**PORCH:** Half glazed door into:

**HALLWAY:** Stairs rising, doors to:

**LOUNGE:** 17' 5" x 11' 3" (5.31m x 3.43m) Double glazed window to front, double glazed patio doors onto rear garden, living flame gas fire to one wall.

**KITCHEN/DINING ROOM:** 17' 4" x 8' 7" (5.28m x 2.62m) Double glazed windows to front and rear and double glazed door leading to conservatory, wall mounted gas heater, two understairs storage cupboards, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, gas cooker point, space for fridge/freezer, plumbing for washing machine.

**CONSERVATORY:** 9' 11" x 8' 3" (3.02m x 2.51m) Tiled floor, glazed to three sides with double glazed roof, electric and power point, door to rear garden.

**FIRST FLOOR LANDING:** Two wall mounted gas heaters, doors to:

**BEDROOM ONE:** 10' 6" x 8' 8" (3.20m x 2.64m) Double glazed window to front, fitted wardrobes, overstairs storage cupboard.

**BEDROOM TWO:** 11' 3" x 9' 0" (3.43m x 2.74m) Double glazed window to front, built in wardrobes.

**BEDROOM THREE:** 8' 3" x 7' 10" (2.51m x 2.39m) Double glazed window to rear.

**SHOWER ROOM:** Double glazed window to rear, WC, pedestal wash hand basin, fully tiled shower cubicle, shaver point and light, wall mounted gas water heater, extractor fan.

**OUTSIDE:** To the front of the property there is a garden laid to chipping with low level hedge. Side gate leads to rear garden, fully enclosed and laid patio with flower borders, wooden shed, pedestrian gated access onto communal parking, leading to the:

**GARAGE:** On block, with up and over door, storage cupboard to one side.

**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 cavity wall under a concrete tiled roof.

**DIRECTIONS:** Via "What3Words" app: [///dash.area.apple](https://www.what3words.com/dash.area.apple)

**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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