



1 Reens Road, Heamoor, Penzance,
Cornwall, TR18 3HP









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GUIDE PRICE £400,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * KITCHEN * CORNER GARDENS ***

*** DETACHED GARAGE WITH DRIVEWAY * NO ONWARD CHAIN ***

*** POPULAR VILLAGE LOCATION * DOUBLE GLAZING * ELECTRIC HEATING * EPC= G ***

*** COUNCIL TAX BAND = D ***

A three bedroom detached bungalow with corner gardens, situated in the popular village of Heamoor, close to its local amenities. The accommodation in brief comprises of three bedrooms, bathroom with separate cloakroom, lounge, dining room and kitchen. There is a sun lounge to the front of the property and the bungalow is enclosed to three sides by established gardens with driveway leading to the detached garage. The bungalow is offered for sale with no onward chain, is double glazed and heated by newly installed electric heaters and an early viewing is highly recommended.

Double glazed door into:

SUN LOUNGE: 10' 2" x 6' 3" (3.10m x 1.91m) Tiled floor, glazed roof and glazed to two sides, double glazed door into:

HALLWAY: Built in cloaks cupboard, doors to:

LOUNGE: 22' 10" x 10' 9" (6.96m x 3.28m) Double glazed picture window to front and further double glazed window to rear, open fireplace on slate hearth, wall mounted electric heater.

DINING ROOM: 10' 10" x 9' 7" (3.30m x 2.92m) Built in base units and cupboard to one wall, electric heater, internal windows overlooking kitchen and hallway, further door to:

KITCHEN: 12' 2" x 8' 7" (3.71m x 2.62m) Base units with worksurfaces and tiling over, electric hob, double oven, single drainer sink unit, plumbing for washing machine, space for fridge/freezer, doors to outside, living room and hallway.

Door from hallway to:

BEDROOM ONE: 12' 7" x 10' 0" (3.84m x 3.05m) Double glazed window to front, electric heater, recess for wardrobes.

BEDROOM TWO: 9' 10" x 9' 10" (3.00m x 3.00m) Double glazed window to rear, electric heater.

BEDROOM THREE: 8' 4" x 6' 1" (2.54m x 1.85m) Double glazed window to front, electric heater.

SEPARATE CLOAKROOM: With WC and double glazed window to rear.

BATHROOM: Double glazed window to rear, cupboard housing hot water tank, pedestal wash hand basin, bath with electric shower over.

OUTSIDE: The property is approached over a driveway for several vehicles leading to detached garage, gardens to three sides mainly laid to lawn, fully enclosed with plant and shrub borders. Pathway to side of the bungalow leads to fully enclosed rear garden, again, laid to lawn with area laid to patio and two aluminium green houses.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What Three Words" app: [///knee.scans.fled](https://www.what3words.com/knee.scans.fled)

AGENTS NOTE: We understand from Openreach website that Ultrafast 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 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

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01736 795040

Camborne
01209 715672

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Lettings
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