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**Heamoor,
Penzance**

Offers in Excess of £450,000
Freehold





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Property Introduction

Set within the heart of Heamoor village within walking distance of the amenities and schools, we feel this most spacious and versatile detached house makes a wonderful family home.

Boasting a large open plan living space with feature vaulted beamed ceiling, a fantastic first floor conservatory, four bedrooms, two bathrooms and so much more.

We highly recommend viewing at the earliest opportunity to avoid disappointment. Offered to the market with no onward chain.

Location

Located in the popular and well-regarded village of Heamoor which benefits from a junior and secondary school along with a convenience store, fish and chip shop and public house all within walking distance. The village is also within walking distance, or ride on the bus, to Penzance which is less than a mile away.

Penzance is a vibrant town and the largest in West Cornwall and a popular tourist resort because of its lovely promenade and fantastic sea views into Mount's Bay. Along with many independent shops Penzance has a train and bus station. There are lovely rural walks to enjoy nearby and the beaches of Longrock and Marazion are less than two miles away.

ACCOMMODATION COMPRISES

Glazed panel front door with matching side panels opening to:-

ENTRANCE HALL

Laminate flooring. Thermostat for central heating. Radiator. Cloaks hanging space. Doors off to:-

STUDY/HOBBY ROOM 11' 10" x 9' 8" (3.60m x 2.94m)

Double glazed window to front. Radiator. Door to:-

BEDROOM FOUR 11' 10" x 7' 10" (3.60m x 2.39m)

Double glazed window to rear. Radiator.

SHOWER ROOM

Independent shower cubicle with glazed screen housing electric shower unit, close coupled WC and vanity wash hand basin. Complementary wall tiling. Obscure double glazed window to rear.

CLOAKROOM

Concealed cistern WC and wall mounted wash hand basin. Airing cupboard. Obscure double glazed window to rear.

LIVING ROOM 25' 7" x 12' 6" (7.79m x 3.81m) PLUS 12' 2" x 10' 10" (3.71m x 3.30m)

An L-shaped room with a feature vaulted beamed ceiling. Sliding patio doors to front garden. Double glazed windows to front and rear and three radiators. Door to:-



KITCHEN/DINER 14' 1" x 12' 3" (4.29m x 3.73m)

Fitted with a modern range of white wall and base cupboards with roll top edge work surfaces over incorporating a Butler style ceramic sink with mixer tap over. Space for range cooker. Space for fridge/freezer. Double glazed window to rear.

UTILITY ROOM 12' 4" x 4' 9" (3.76m x 1.45m)

Space and plumbing for washing machine. Space for tumble dryer. Polycarbonate roof. Doors to front and rear. From living room, stairs rising to:-



FIRST FLOOR LANDING

Smoke alarm. Radiator. Doors off to:-

BEDROOM ONE 13' 10" x 12' 3" (4.21m x 3.73m)

Double glazed window to rear. Radiator.

BEDROOM TWO 12' 0" x 9' 5" (3.65m x 2.87m)

Double glazed windows to front and rear. Radiator. Built-in wardrobe with sliding doors. Sliding patio doors to:-



CONSERVATORY 22' 7" x 6' 10" (6.88m x 2.08m)

Double glazed windows to front and side gaining a lovely outlook over Heamoor. Skylight window. Inset spotlights. Wooden flooring. Radiator.

BEDROOM THREE 11' 11" x 8' 6" (3.63m x 2.59m)

Double glazed window to rear. Radiator.

BATHROOM

Fitted with a white suite comprising clawfoot bath, close coupled WC, pedestal wash handbasin and independent shower cubicle with glazed screen housing electric shower unit. Ladder radiator. Tiled flooring. Obscure double glazed window to rear.



OUTSIDE

To the front of the property there is a lovely lawned garden with well stocked borders that incorporates a patio enjoying a westerly aspect. To the side of the property there is a further patio offering a good degree of privacy. At the rear of the house there are further courtyard style gardens and access to the:-

CELLAR 18' 1" x 11' 11" (5.51m x 3.63m)

A very useful storage area.

SERVICES

Services connected are mains water, mains drainage, mains electricity and mains gas. **AGENT'S NOTE**

The Council Tax band for the property is band 'D'.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached house offered for sale with no onward chain
- Large living room with feature vaulted ceiling
- Generous kitchen/diner
- First floor conservatory
- First floor bathroom
- Ground floor shower room
- Double glazing
- Gas central heating
- No through road
- Close to schools and amenities



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