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**Richmond Street,  
Heamoor, Penzance**

**£320,000  
Freehold**







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## Property Introduction

This most spacious terraced home is arranged over three floors and is offered to the market with no onward chain.

At ground floor level there are two reception rooms alongside a generous kitchen/diner and a useful ground floor shower room. On the first floor there are two double bedrooms and a large bathroom with utility area. A further double bedroom is located on the second floor making this a most versatile home.

There is small front garden and an enclosed courtyard to the rear of the property which has a rear pedestrian gate and is partly covered to provide a sheltered sitting area.

## 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 bus ride, 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

Wooden front door opening to:-

#### HALLWAY

Original mosaic tiled floor. Cupboard housing fuse box and electric meter. Half glazed wooden door to:-

#### LIVING ROOM 12' 1" x 10' 1" (3.68m x 3.07m) maximum measurements

Double glazed window to front. Exposed granite chimney breast. Radiator.

## **SECOND RECEPTION ROOM 14' 10" x 10' 0" (4.52m x 3.05m) maximum measurements**

Wooden French doors to rear courtyard. Radiator. Telephone point.

## **KITCHEN/DINER 18' 6" x 6' 8" (5.63m x 2.03m) plus recess**

Fitted with a range of matching wall and base cupboards with roll edge worksurfaces over. Built-in electric oven with hob inset to worksurface and extractor over. Space for fridge, space for freezer, space and plumbing for washing machine and space for dishwasher. Composite single drainer sink unit. Double glazed window to side and double glazed door to rear courtyard. Radiator. Vinyl flooring. Velux window.

## **CLOAKROOM/SHOWER ROOM**

Shower cubicle housing mains fed shower unit with rainfall shower head, low level WC and pedestal wash handbasin. Built-in cupboard.

From entrance hall, stairs rising to:-

## **FIRST FLOOR LANDING**

Doors to:-

## **BEDROOM ONE 14' 11" x 10' 2" (4.54m x 3.10m)**

Two double glazed windows to front. Painted wooden floorboards. Radiator.

## **BEDROOM TWO 10' 1" x 9' 7" (3.07m x 2.92m)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Fitted with a panelled bath with mixer tap shower and screen over, close coupled WC and pedestal wash hand basin. Double glazed window to rear. Space and plumbing for washing machine.

From landing, further staircase leading to:-

## **BEDROOM THREE 14' 7" x 13' 9" (4.44m x 4.19m) maximum measurements, reduced headroom to two sides**

Vaulted ceiling. Two 'Velux' windows. Eaves storage.

## **OUTSIDE**

To the front of the property there is a small front garden. The rear courtyard is enclosed and has gated access to the rear service lane.

## **SERVICES**

Mains water, mains electricity, mains drainage and mains gas.

## **AGENT'S NOTE**

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

## **DIRECTIONS**

From Heamoor Roundabout proceed towards the village and upon reaching Hea Corner turn right. Take the next turning left onto Nevada Street and then the second left onto Richmond Street. The property will be seen after a short distance on the right hand side. If using What3words:- casual.dices.groups



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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

- Versatile accommodation
- Three bedrooms
- Two reception rooms
- Ground floor shower room
- Generous first floor bathroom
- Double glazing
- Gas central heating
- Village location
- Close to schools and amenities
- Offered for sale chain free



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