



Boscathnoe Way, Heamoor TR18

Guide Price £465,000



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## Boscathnoe Way, Heamoor TR18

A three double bedroom link detached bungalow that is nestled along this popular residential area of Heamoor. This lovely home is well presented throughout and is but a short distance from your day-to-day amenities. There are large private gardens surrounding the property on three sides with further benefits to include uPVC double glazing along with driveway parking.







## DESCRIPTION

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The home is warmed via a gas combination boiler with accommodation in brief comprising of an open plan kitchen/dining/living room area, utility/shower room, the three double bedrooms and a further bathroom.

As property in this area rarely graces the market we recommend an early inspection to avoid disappointment.

## LOCATION

The property is located along the ever-popular Boscathnoe Way area of Heamoor and is but a short distance to the village which has amenities to include a convenience store, public house, bakery, fish and chip shop together with nearby primary and secondary schooling. There is also a regular bus service which runs through the village giving transport links to neighbouring villages and the town of Penzance.



**uPVC double glazed door with fanlight window to...**







## ENTRANCE PORCH

uPVC double glazed windows to side. Wooden flooring. Wooden glazed door to...

## ENTRANCE HALLWAY

Radiator. Doors to...

## BEDROOM THREE

5.41m x 2.63m (17'8" x 8'7")

uPVC double glazed windows to front and rear. Wooden flooring. Recessed spotlights. Radiator.





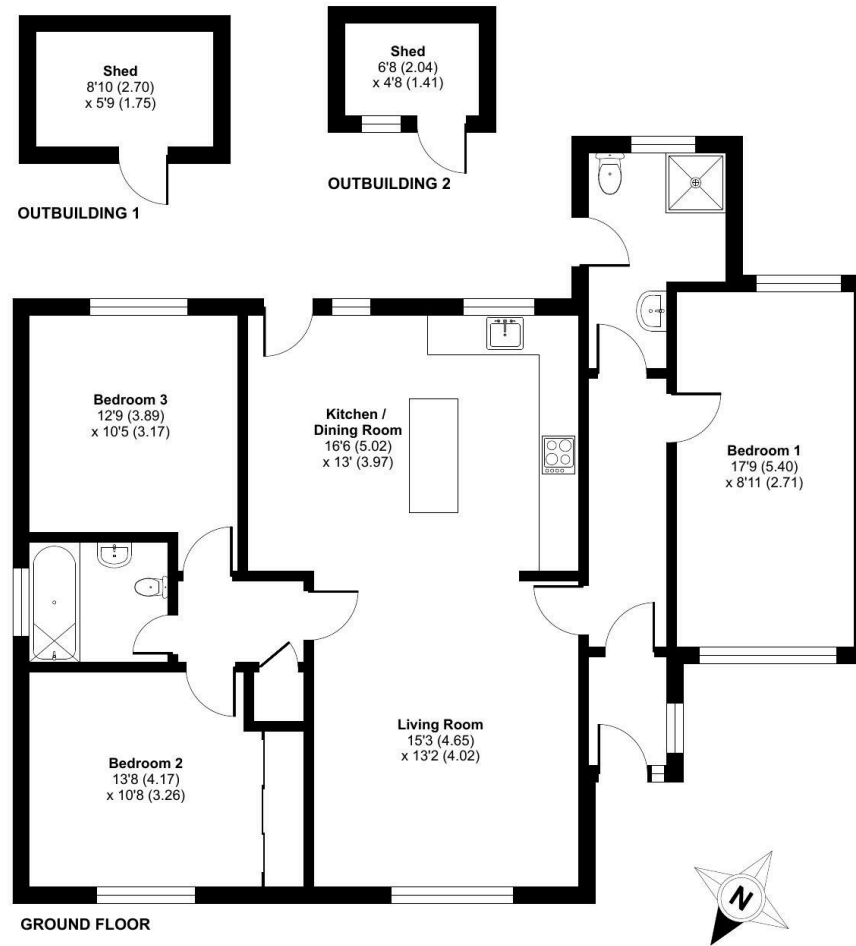
# Boscathnoe Way, Heamoor, Penzance, TR18

Approximate Area = 1096 sq ft / 101.8 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 1178 sq ft / 109.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Exelby Estate Agents. REF: 1158619



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