



ANDREW  
**EXELBY**  
ESTATE AGENTS

# Heamoor, Penzance TR18

Guide Price £425,000

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## DESCRIPTION

A four bedroom semi-detached bungalow that can be found within a pleasant cul-de-sac within the popular village of Heamoor. This versatile home offers accommodation over two floors and benefits from uPVC double glazing, surrounding gardens and off road parking for up to four vehicles along with an integral garage.

The home is warmed via a gas central heating system with accommodation in brief comprising sitting room, kitchen/dining room, laundry room, three bedrooms and bathroom to the ground floor with a further bedroom, shower room, craft room and large landing area to the first floor.

Any early viewing is highly recommended to fully appreciate this well proportioned family home.

## LOCATION

The property is located to the fringe of Heamoor village which enjoys amenities to include a convenience store, public house, bakery and 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 to...

## ENTRANCE HALLWAY

Airing cupboard. Radiator. Doors to...

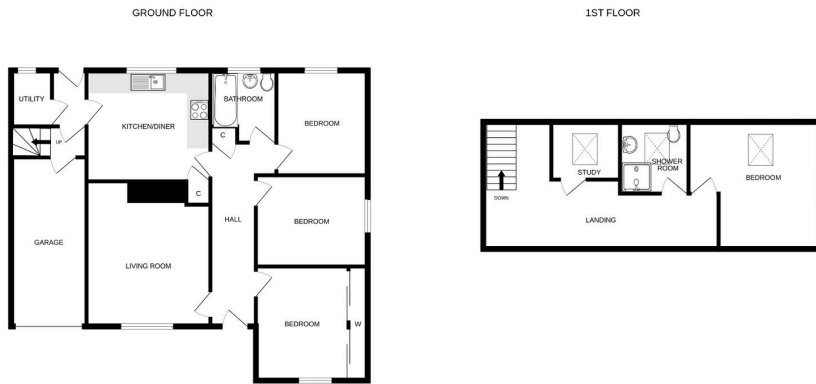
**LIVING ROOM** - 4.08m x 3.71m (13'4" x 12'2")

uPVC double glazed window to front. Gas fire with tiled hearth. Parquet flooring. Serving hatch to kitchen. Radiator.

**BEDROOM ONE** - 3.47m x 2.62m to face of wardrobe (11'4" x 8'7" to face of wardrobe)

uPVC double glazed window to front. Built in floor to ceiling





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide only for prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- FOUR BEDROOM SEMI-DETACHED BUNGALOW
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING FOR UP TO FOUR VEHICLES
- POPULAR VILLAGE LOCATION
- PLEASANT CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING
- SURROUNDING GARDENS AND USEFUL TIMBER WORKSHOP
- EPC RATING - C69 / COUNCIL TAX BAND - C

