



Manor Way  
Heamoor  
Penzance  
TR18 3HL

Asking Price £325,000

- WELL PRESENTED FOUR BEDROOM FAMILY HOME
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN WITH BLOCK BUILT SHED
- GAS CENTRAL HEATING
- A MUST SEE PROPERTY!



 Millerson  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1119.45 sq ft



4



1



2



C69

Obscured double glazed entrance door with obscured side window.

#### ENTRANCE PORCH

5'4 x 4'3 (1.63m x 1.30m)

Wood flooring, space for coats and shoes, door into..

#### LOUNGE

17'1 x 15'10 (maximum measurement) (5.21m x 4.83m (maximum measurement))

Double glazed window to the front, heating radiator, wood flooring, inset wood fired stove on granite hearth, feature wood panelled walls, door and staircase leading to first floor level. Opening into..

#### OPEN PLAN KITCHEN/BREAKFAST ROOM

15'10 x 9'2 (4.83m x 2.79m)

Attractively fitted with modern shaker style kitchen units with wood effect work surface over, double glazed window to the rear. One and a half bowl sink and drainer with mixer tap, four ring gas hob, electric oven below, tiled splash back, extractor above, integrated dishwasher.

Inset ceiling spot lights, tiled floor, heating radiator and space for table and chairs. Open into..

#### UTILITY ROOM

8'10 x 7'2 (2.69m x 2.18m)

Tiled floor, space for washing machine, tumble drier and fridge freezer. Roll top work surface, double glazed window to the side, and rear, door to rear.

From the lounge, a carpeted staircase leads up to..

#### FIRST FLOOR LANDING

Fitted carpet, built in cupboard, carpeted staircase to converted attic.

#### BEDROOM 1

13' x 9'6 (maximum measurement) (3.96m x 2.90m (maximum measurement))

Wood flooring, built in wardrobe and cupboard, double glazed window to the front, heating radiator.

#### BEDROOM 2

11'9 x 7'8 (3.58m x 2.34m)

Wood flooring, double glazed window to the rear, heating radiator.

#### BEDROOM 3

10'4 x 6'1 (3.15m x 1.85m)

Fitted carpet, double glazed window to the front, heating radiator.

#### BATHROOM

7'11 x 5'4 (2.41m x 1.63m)

Fitted with a modern white suite, comprising- panel enclosed bath with mixer tap, mains fed shower head with wall mounted controls, low level w/c with push button flush, obscured double glazed window to the rear. Wash hand basin with vanity unit below, heated towel rail, tiled floor.

From the first floor landing, carpeted stairs lead up to..

#### ATTIC ROOM

12'10 x 12'8 (3.91m x 3.86m)

Sloping ceiling, fitted carpet, Velux roof light to rear aspect, useful eaves storage space. Heating radiator.

#### OUTSIDE

The property is accessed over a brick paved driveway, providing offroad parking for up to two - three cars.

To the rear of the property there is a low maintenance garden, laid to paved patio, enclosed by walling.

Outside tap and double electric socket, gated access to rear service lane.

#### BLOCK BUILT SHED

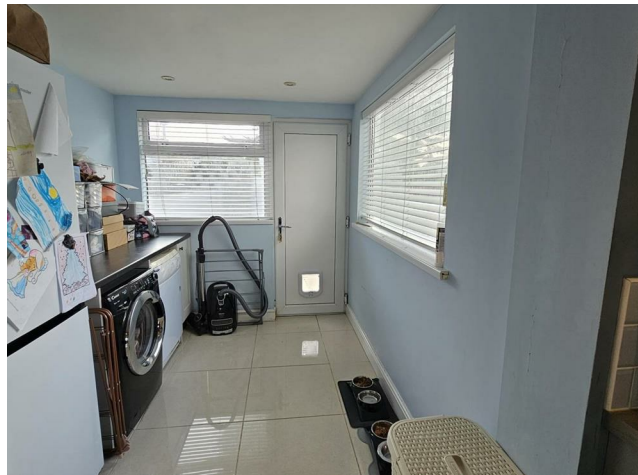
11'2 x 7'4 (3.40m x 2.24m)

With power and light supplied, double glazed window to the rear, pedestrian door to the side.





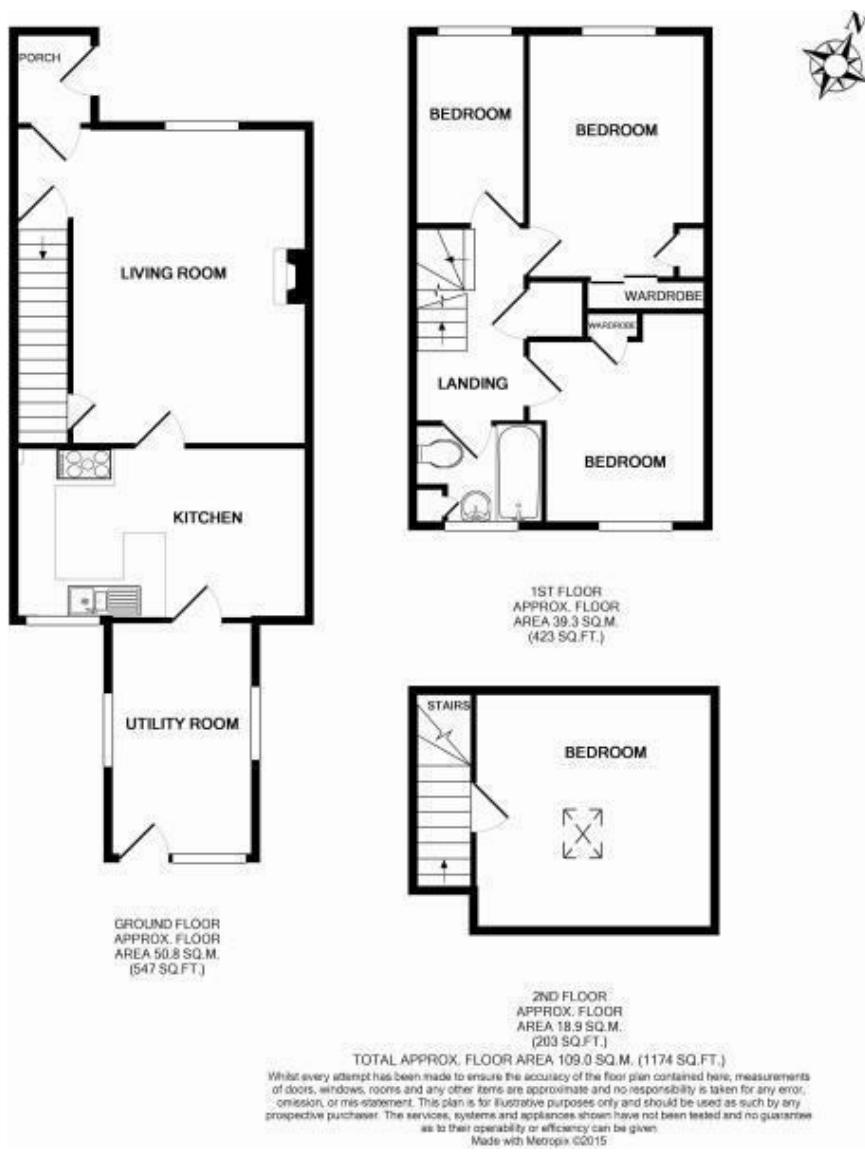
Manor Way, Heamoor, Penzance, TR18 3HL



# Directions To Property

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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

