



Rock Terrace

Heamoor

Penzance

TR18 3JJ

Fixed Asking Price

£200,000

- 3 BED MID TERRACE COTTAGE WITH PERIOD FEATURES
- POPULAR VILLAGE LOCATION
- OPEN PLAN LOUNGE DINING ROOM
- GARDEN TO THE FRONT AND COURTYARD TO THE REAR
- IN NEED OF MODERNISATION
 - CLOSE TO TOWN AND AMENITIES
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 882.65 sq ft



ENTRANCE PORCH

Door to hallway.

HALLWAY

Stairs rising to the first floor, door to lounge diner.

OPEN PLAN LOUNGE DINING ROOM

19'7 x 9'7 (5.97m x 2.92m)

A spacious dual aspect room with windows to the front and rear, electric heater, built in cupboards, fireplace with surround.

KITCHEN

11'2 x 7'0 (3.40m x 2.13m)

Stainless steel sink unit with adjoining work surfaces, base and eye level units, recess for cooker and washing machine, window and door to the side leading to the courtyard, door to bathroom.

BATHROOM

7'5 x 6'10 (2.26m x 2.08m)

Panelled bath with shower over, low level w.c, wash hand basin, built in airing cupboard housing the hot water tank, window to the side.

HALF LANDING

Door to bedroom.

BEDROOM 2

12'5 x 7'0 (3.78m x 2.13m)

Window to the side,

FIRST FLOOR LANDING

Access to loft space

BEDROOM 1

13'0 x 9'3 (3.96m x 2.82m)

Window to the front.

BEDROOM 3

8'1 x 7'11 (2.46m x 2.41m)

Window to the rear.

OUTSIDE

At the front of the cottage there is an enclosed garden with a lawn and pathway leading to the front door. At there rear is a private courtyard with gated access leading to the service lane and abutting a stream.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Night storage and Open fire



Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: None
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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