

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







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 MATERIAL INFORMATION 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.

**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

All information is provided without warranty.

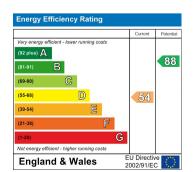
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: 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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