



MAP estate agents
Putting your home on the map

Pendeen, Penzance

£125,000
Leasehold





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Property Introduction

This two bedroomed first floor flat is offered to the market CHAIN FREE.

Internally there is a spacious living room, kitchen, two bedrooms and a shower room. There is a useful block built store to the rear and a private lawned garden to the side.

Unrestricted street parking can be found nearby.

We feel this makes a great first time buy.

NO CHAIN SALE!

Location

Pendeen is near the coast and has a historic reputation for smuggling activities, it is also near the world famous Geevor tin mine.

The South West Coast path is less than a mile away in addition to a number of local footpaths for exploring the surrounding countryside and rugged coastline in this area of outstanding natural beauty. St Just lies three miles away and has a wide range of retail outlets along with primary and secondary schooling, a doctor's surgery and Cape Cornwall Gold Club with its spectacular scenery and eighteen hole golf course.

Penzance, the largest town in West Cornwall lies approximately eight miles away, here you will find the mainline Railway and a wide range of retail outlets, along with a beautiful promenade which takes in the stunning sea views over Mount's Bay.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE PORCH

Wall mounted consumer unit. Door to:-

ENTRANCE HALL

Access hatch to loft. Night store heater. Doors to:-

LIVING ROOM 12' 4" x 12' 1" (3.76m x 3.68m)

Wood burner with tiled hearth and surround. Double glazed window to rear gaining open countryside views. Built in cupboard. Night store heater.

KITCHEN 10' 4" x 6' 10" (3.15m x 2.08m) plus door recess

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Double glazed windows to rear and side. Stainless steel single drainer sink unit. Space for cooker. Space for automatic washing machine. Complementary wall tiling. Radiator.

BEDROOM ONE 12' 5" x 10' 5" (3.78m x 3.17m)

Double glazed window to front. Night store heater.

BEDROOM TWO 11' 6" x 7' 3" (3.50m x 2.21m)

Double glazed window to front. Night store heater.

SHOWER ROOM

Fitted with a walk in shower enclosure housing electric shower unit, low level WC and wall mounted wash hand basin. Obscure double glazed window to side.

SERVICES

The property benefits from mains water, mains electric and mains drainage.

OUTSIDE

To the left hand side of the property there is a generous lawned garden with a selection of mature shrubs. Behind the property there is a useful garden store.

LEASEHOLD INFORMATION

The property is being sold with the benefit of a new 999 year lease. The service charge is estimated to be £5.45 per annum and the buildings insurance £152.58 per annum.

AGENT'S NOTES

The Council Tax band for the property is band 'A'. Please note that the property cannot be used as a holiday let and a business cannot be run from the property.

DIRECTIONS

From the 'Spar' shop in Pendeen, proceed westerly on Boscaswell Road and then take the second turning on the left into Moorland Close. The property will then be seen on the left hand side. If using What3Words :- Resonated.Ever.Tenses

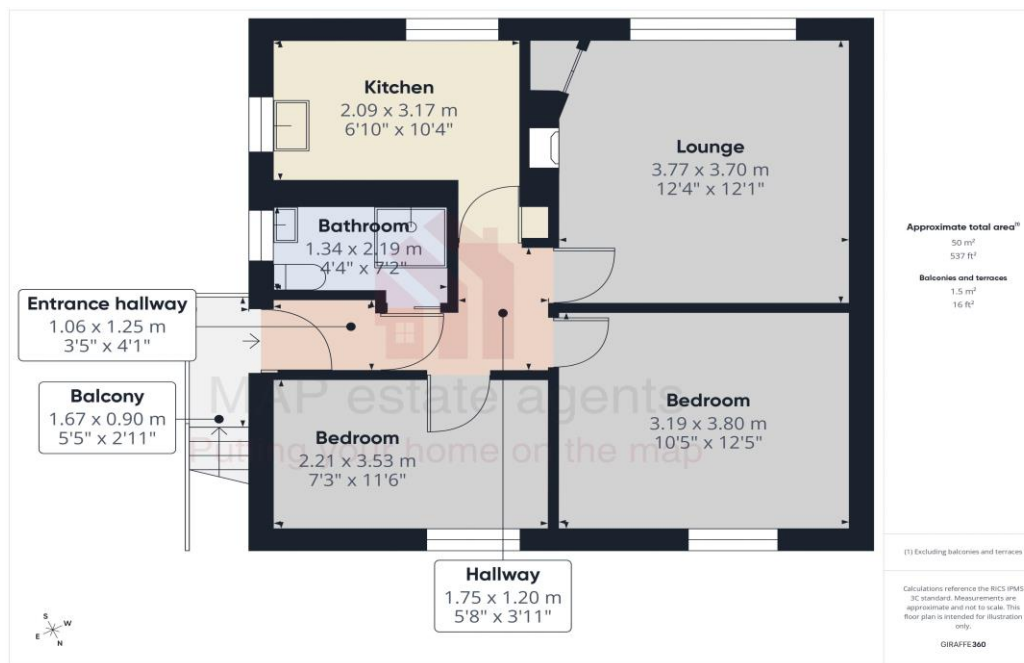


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Two bedrooms
- Spacious living room
- Coastal views
- Private garden to side
- Double glazed
- Electric heating
- 999 year lease
- No chain sale



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01326 702400 (Helston & Lizard Peninsula)

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