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Putting your home on the map

**Moorland Close,
Pendeen, Penzance**

**£120,000
Leasehold**





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Property Introduction

Requiring a degree of modernisation, this two bedroom ground floor flat offers a great opportunity for someone to carry out improvements and make it their home.

Internally there is a spacious living room, kitchen, two bedrooms and a bathroom.

There is a useful block built store to the rear and a lawned garden to the front.

Unrestricted street parking can be found nearby.

We feel this makes a great first time buy.

This property is being sold with a Section 157 restriction that requires buyers to have lived or worked in Cornwall for the last three years.

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 country side 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 Golf 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 front door to :-

ENTRANCE HALL

Wall mounted consumer unit. Door to:-

INNER HALL

Electric panel heater. Doors to:-

BATHROOM

Fitted with suite comprising bath, pedestal wash handbasin and low level WC. Double glazed window to rear.

KITCHEN 10' 3" x 6' 10" (3.12m x 2.08m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for cooker. Double glazed windows to side and rear. Electric panel heater.

LOUNGE 12' 5" x 12' 1" (3.78m x 3.68m)

Double glazed window to side. Built in cupboard. Electric panel heater.

BEDROOM ONE 12' 6" x 10' 5" (3.81m x 3.17m)

Double glazed window to front. Electric panel heater.

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

Double glazed window to front. Electric panel heater.

OUTSIDE

To the rear of the flat there is a useful block built store. There are also gardens to the front and rear of the flat which are mainly laid to lawn.

SERVICES

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

AGENT'S NOTES

The Council Tax band for this property is band 'A'. The property is being sold with a new 999 year lease. The annual service charge is currently £5.45 and the buildings insurance is currently £152.50 per annum. Please note that the property cannot be used as a holiday let.

DIRECTIONS

From the 'Spar' shop in Pendeen, proceed westerly on Boscawell 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	35
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Ground floor apartment
- Self-contained
- 999 year lease
- Updating required
- Countryside views
- Allocated garden area
- No chain sale
- Double glazing
- Electric heating
- Village location



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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