



17 Penarwyn Crescent, Heamoor,
Penzance, TR18 3JU



Marshall's

ESTATE AGENTS







17 PENARWYN CRESCENT, HEAMOOR, PENZANCE, TR18 3JU

£450,000 FREEHOLD

*** DETACHED BUNGALOW * POPULAR VILLAGE LOCATION * THREE DOUBLE BEDROOMS ***

*** GARAGE * PARKING * GARDENS * NO ONWARD CHAIN ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING * TWO RECEPTION ROOMS ***

*** EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 97 SQUARE METRES ***

A nicely presented detached bungalow offering spacious accommodation comprising three double bedrooms, kitchen, lounge, separate dining room, cloakroom and shower room. There is integral garage, utility room, gardens to three sides and off street parking for several vehicles. The bungalow is double glazed, and gas centrally heated and is offered for sale with no onward chain. The property is situated in a popular residential location on the outskirts of the village of Heamoor with all its local amenities such as a comprehensive and junior schools, public house, village store and church.

Glazed door into:

OUTTER HALLWAY: Glazed door with glazed side panel into:

HALLWAY: cupboard housing boiler, built in cloaks cupboard, doors to:

CLOAKROOM: Double glazed window to front, WC, wash hand basin, radiator.

LOUNGE: 17' 4" x 11' 10" (5.28m x 3.61m) Double glazed UPVC window facing the rear, radiator and open fire on tiled hearth.

DINING ROOM: 11' 9" x 9' 4" (3.58m x 2.84m) UPVC sliding double glazed door opening onto rear patio, radiator.

KITCHEN: 14' 6" x 9' 4" (4.42m x 2.84m) Double glazed UPVC window to front, radiator, roll top worksurface, wall and base units, one and a half bowl sink, electric double oven, halogen hob with extractor fan over, space for dishwasher.

BEDROOM ONE: 10' 11" to wardrobe doors x 10' 1" (3.33m x 3.07m) Double glazed UPVC window to rear, radiator, sliding door wardrobes to one wall.

BEDROOM TWO: 12' 3" x 9' 7" (3.73m x 2.92m) Double glazed window to front, radiator.

BEDROOM THREE: 8' 8" x 7' 2" (2.64m x 2.18m) Double glazed UPVC window to front, radiator.

BATHROOM: Double glazed window to side, towel rail, vanity wash hand basin, WC, fully tiled shower cubicle, extractor fan.

Door from kitchen leads to the:

GARAGE: 21' 8" x 9' 5" (6.60m x 2.87m) Power, light and water, electric garage door with loft access, door to:

UTILITY ROOM: 10' 2" x 4' 5" (3.10m x 1.35m) Plumbing for washing machine, doors and window to rear.

OUTSIDE: The property is approached over driveway with parking for several vehicles leading to the garage. There is a garden to the front with established shrub and plant borders, pathway to the side of the house leads to the rear garden and further side garden laid to granite chipping. The rear garden is terraced with areas of patio, raised flower beds, aluminium greenhouse with further established shrub and plant borders and former vegetable plot. The rear garden is fully enclosed by high level fence, giving a high degree of privacy.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///moon.ready.sides](https://www.what3words.com/#!/moon.ready.sides)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
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Carbis Bay
01736 795040

Camborne
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Hayle
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Lettings
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