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Putting your home on the map

Rosehill Gardens, Heamoor, Penzance

Auction Guide Price £65,000+ plus fees

Leasehold







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Property Introduction

For sale by online auction on 15th December 2026 in conjunction with Clive Emson Auctioneers.

This chain free, two bedroom ground floor flat in need of some renovation is situated in a quiet housing development in the village of Heamoor, on the outskirts of Penzance. The property is situated within an established residential neighbourhood, close to local amenities including shops, schools, healthcare services, and regular public transport links. Penzance town centre and Railway station is just over a mile away, providing convenient access to wider transport networks. The area offers easy access to the Cornish coastline, local parks, and nearby countryside, making it suitable for a range of buyers seeking a well-connected residential location. Offered for sale in conjunction with Clive Emson Auctioneers.

For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

Rosehill Gardens is situated in the popular residential area of Heamoor, on the northern edge of Penzance. The property benefits from a convenient location within walking distance of a range of local amenities, including convenience stores, schools, healthcare facilities, and regular public transport services. Penzance town centre is approximately one mile away and provides a comprehensive range of shopping and leisure opportunities, together with the mainline railway station offering direct services to London Paddington.

The nearby A30 provides good road connections to the rest of Cornwall. The property is also well placed for access to the South West Coast Path, Mount's Bay, and the surrounding countryside, offering a variety of recreational and outdoor activities. Heamoor is a well-established residential community, making the location suitable for families, professionals, and retirees seeking convenient access to local services while enjoying the attractions of West Cornwall.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

A central hallway with doors off to the kitchen, reception room, both bedrooms and bathroom. Understairs storage cupboard.

KITCHEN 9' 10" x 8' 9" (2.99m x 2.66m) maximum measurements
Fitted units and sink , laminate flooring, storage and boiler cupboard. Window to front aspect



SITTING ROOM 12' 2" x 10' 11" (3.71m x 3.32m)
Double glazed window to rear aspect and radiator.

BEDROOM ONE 10' 9" x 9' 0" (3.27m x 2.74m)
Double bedroom, laminate flooring, double glazed window to rear aspect and radiator.

BEDROOM TWO 9' 9" x 5' 9" (2.97m x 1.75m)
A single size bedroom, front aspect double glazed window and radiator.



BATHROOM
Bath with shower over, wash hand basin and WC. Front aspect frosted double glazed window.

OUTSIDE FRONT
Patio slabbed front entrance leading to double glazed panel front entrance door.

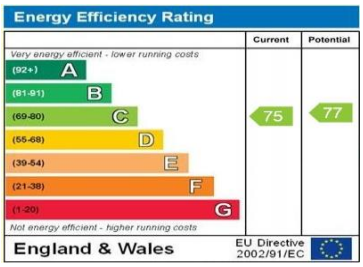
SERVICES
Mains water, mains drainage, mains electric and mains gas.

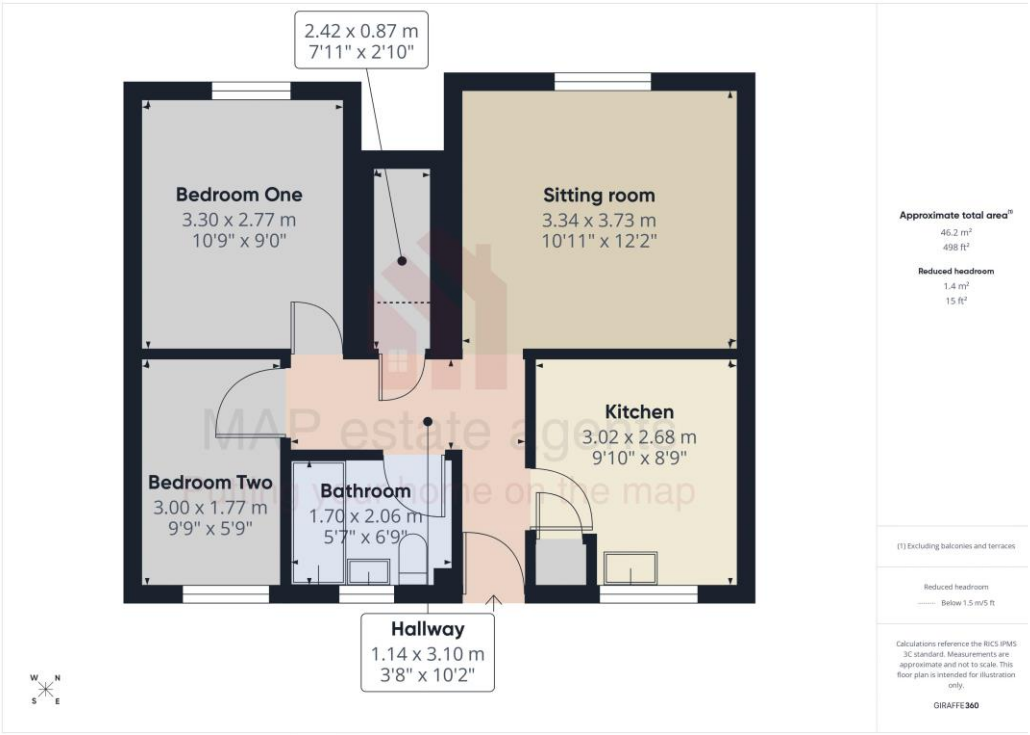


LEASEHOLD INFORMATION
A new new 999 year lease will be created upon the sale. The monthly charges will be £16.68 for service charges and buildings insurance contribution. Please note that the property cannot be used as a holiday let.

AGENTS NOTE
Please be advised that the Council Tax band for the property is band 'A'.

DIRECTIONS
From Long Rock roundabout, take the exit onto the A30 towards Penzance and continue for approximately two miles. At Chy-an-Mor roundabout, take the second exit to remain on the A30 towards Heamoor. At the next roundabout, take the third exit onto Roscadghill Road and continue for approximately three quarters of a mile. Proceed up the hill and take the fourth righthand turning into Rosehill Gardens. On entering Rosehill Gardens, take the first right into the parking courtyard where the property is the last flat on the far righthand side of the parking area. If using What3Words:- poetry.pointed.keen





MAP's top reasons to view this home

- Chain free
- Two bedrooms
- Ground floor
- Gas central heating and double glazing
- Semi rural location
- In need of work
- For sale via online auction
- In conjunction with Clive Emson Auctioneers

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