



Marshall's  
ESTATE AGENTS



40 Manor Way, Heamoor, Penzance,  
Cornwall, TR18 3HN







**40 MANOR WAY, HEAMOOR, PENZANCE, CORNWALL, TR18 3HN**

**£270,000 FREEHOLD**

**\* THREE BEDROOMS \* FIRST FLOOR BATHROOM \* LOUNGE \***

**\* KITCHEN/DINING ROOM \* FRONT AND REAR GARDENS \***

**\* POPULAR LOCATION \* NO ONWARD CHAIN \* ON STREET PARKING \***

**\* EPC = E \* COUNCIL TAX BAND = C \* APPROXIMATELY 81 SQUARE METRES \***

A three bedroom mid terraced house, situated in a popular residential location on the outskirts of the village of Heamoor, yet within walking distance of the town of Penzance. The accommodation comprises of lounge with kitchen/dining room on the ground floor. There are three bedrooms and bathroom on the first floor. The house is double glazed and has gardens to both the front and rear and is offered for sale with no onward chain.

Double glazed door with side panel into:

**PORCH:** Tiled floor, further glazed door into:

**LOUNGE:** 16' 9" x 15' 9" (5.11m x 4.80m) Stairs rising with cupboard under, double glazed window to front, electric fire to one wall, TV point, doors lead into:

**KITCHEN/DINING ROOM:** 16' 0" x 9' 6" (4.88m x 2.90m) Two double glazed windows and door to rear, tiled floor, night storage heater, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, plumbing for washing machine.

**FIRST FLOOR LANDING:** Access to loft, night storage heater, cupboard housing hot water tank.

**BEDROOM ONE:** 13' 0" x 9' 2" (3.96m x 2.79m) Double glazed window to front, built in wardrobes and cupboard.

**BEDROOM TWO:** 9' 6" x 7' 7" (2.90m x 2.31m) Double glazed window to rear, built in wardrobes

**BEDROOM THREE:** 10' 2" x 6' 3" (3.10m x 1.91m) Double glazed window to front, over stairs storage cupboard, bath, double glazed window to rear, pedestal wash hand basin, WC, panelled bath, fully tiled shower cubicle.

**BATHROOM:** UPVC double glazed window to rear, WC, pedestal wash hand basin, panelled bath, fully tiled mains shower cubicle and partial wall tiling.

**OUTSIDE:** To the front there is a lawned garden enclosed by low level block built wall. To the rear is a fully enclosed garden laid to patio with steps leading to lawn, bordered by shrubs and plants, outside tap, pedestrian access to rear lane.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** Via "What3Words" app: ///tribe.unwanted.fears

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile 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  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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