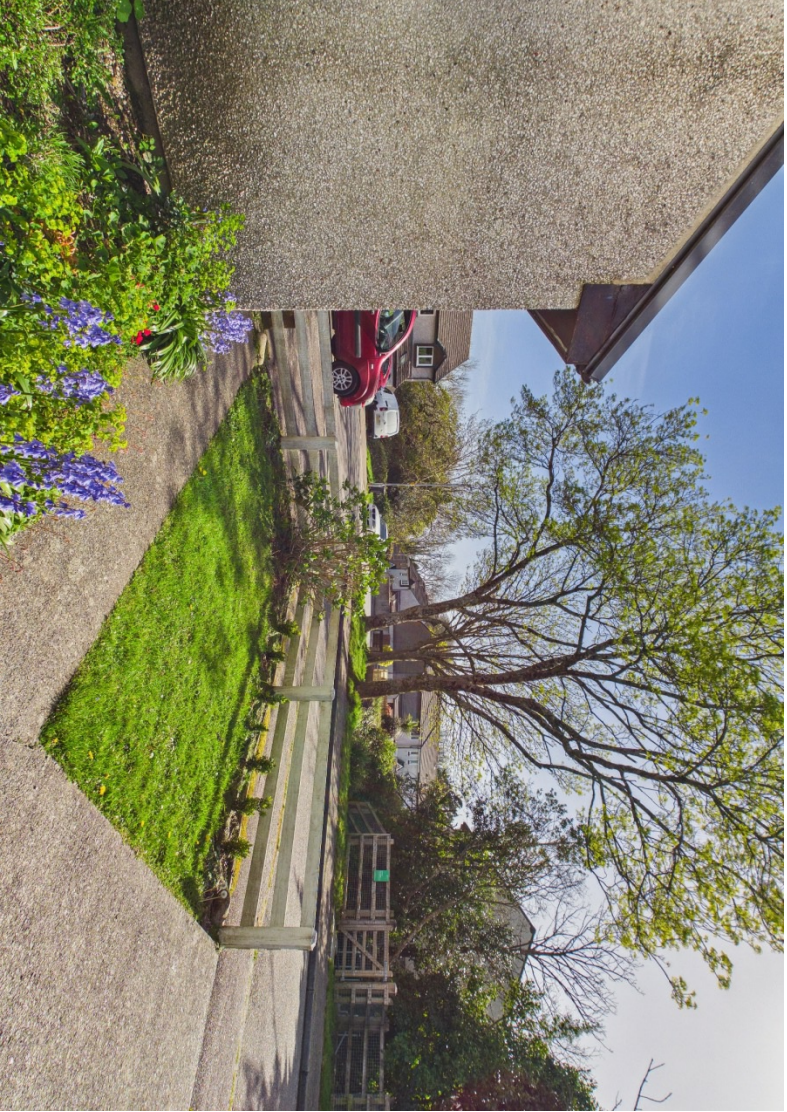




40 Heabrook Parc, Heamoor
Penzance, Cornwall, TR18 3QR







40 HEABROOK PARC, HEAMOOD PENZANCE, CORNWALL, TR18 3QR

£275,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM ***

*** LOUNGE * KITCHEN/DINING ROOM * CONSERVATORY ***

*** OFF STREET PARKING FOR SEVERAL VEHICLES ***

*** FRONT AND REAR GARDENS * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** CONVENIENT LOCATION * EPC = C * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 56 SQUARE METRES ***

A nicely presented semi detached modern two bedroom house with gardens and parking, situated in a popular residential location on the outskirts of the village of Heamood, giving access to all local amenities such as primary and secondary schools, public house, village store and bus stop nearby. The accommodation comprises of two double bedrooms and bathroom on the first floor, there is an entrance porch leading to living room, kitchen/dining room and conservatory on the ground floor. There are gardens to both the front and rear and parking to the side of the property. The house is double glazed and gas centrally heated throughout and a viewing is highly recommended.

Double glazed door into:

PORCH: Tiled floor, further glazed door into:

LIVING ROOM: 15' 8" x 11' 8" (4.78m x 3.56m) Double glazed window to front, TV and telephone points, gas point, radiator, stairs rising with cupboard below.

KITCHEN/DINING ROOM: 11' 9" x 8' 9" (3.58m x 2.67m) Radiator, wall mounted gas boiler, range of base and wall mounted units with roll top worksurfaces and complementary tiling over, single drainer stainless steel sink unit, plumbing and recess for washing machine, gas cooker point, space for under sink refrigerator. Door to:

CONSERVATORY: 11' 9" x 8' 5" (3.58m x 2.57m) Glazed to three sides and canopy roof, tiled floor, patio doors lead to rear garden.

FIRST FLOOR LANDING: Access to loft space, doors to:

BEDROOM ONE: 11' 8" x 8' 9" (3.56m x 2.67m) Double glazed window to rear, radiator, cupboard over stairs.

BEDROOM TWO: 11' 9" x 7' 5" (3.58m x 2.26m) Double glazed window to front, radiator.

BATHROOM: Double glazed window to rear, panelled bath with electric shower over, vanity wash hand basin, WC, tiled walls.

OUTSIDE: To the front is garden laid to lawn with pathway leading to the house. To the side of the garden is a driveway with parking for several vehicles with gated access to further paved driveway to the side of the property. Rear garden is fully enclosed by wood and block fencing and is laid to patio with established shrub and plant borders.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///turns.prom.curving](https://www.what3words.com/turns.prom.curving)

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built 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.

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01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
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Lettings
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