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**Tretorvic,
Heamoor, Penzance**

**Guide Price £265,000
Freehold**





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Property Introduction

Dating back to 1894, this fantastic Victorian terraced home retains many period features, including decorative fireplaces, corniced ceilings and bay windows.

Boasting three receptions rooms, three bedrooms, a kitchen and family bathroom, we feel that the property offers versatile accommodation for family living within walking distance of schools and village amenities.

To the rear of the property, there is an attractive enclosed courtyard garden. All in all, a most spacious and well presented property on a quiet gated pedestrianised terrace which we highly recommend viewing.

The terrace was originally named 'Victoria Terrace' and the name 'Tretorvic' evolved from the remaining letters of the street sign that were salvaged at that time.

Location

Heamoor benefits from junior and secondary schooling along with a convenience store, fish and chip shop, bakery and Public House, all within walking distance. The village is also within walking distance, or ride on the bus to Penzance which is less than a mile away.

Penzance is a vibrant town and the largest in West Cornwall and is a popular tourist resort with its lovely promenade and fantastic sea views into Mount's Bay. Along with many independent shops, Penzance has a mainline Railway Station with direct links to London Paddington and the north of England, as well as a bus station. There are lovely rural walks to enjoy nearby and the beaches of Longrock and Marazion are less than two miles away.

ACCOMMODATION COMPRISES

Panelled front door opening to:-

ENTRANCE VESTIBULE

Dado rail. Glazed panel door to:-

ENTRANCE HALL

Tiled flooring and stairs rising to first floor. Radiator. Doors off to:-

LOUNGE 13' 5" x 11' 6" (4.09m x 3.50m) maximum measurements into bay and recesses

A most attractive and light living space with feature cast iron open fireplace with decorative surround. Bay window to front. Shelled recess. Radiator. Corniced ceiling.

SITTING ROOM 10' 6" x 9' 5" (3.20m x 2.87m) maximum measurements into recesses

Recess housing multi-fuel stove. Sash window to rear. Picture rail. Radiator. Shelled recess.

DINING ROOM 8' 6" x 8' 6" (2.59m x 2.59m)

Built-in cupboard housing gas combination boiler. Sash window to side. Radiator. Doorway to:-

KITCHEN 8' 5" x 6' 9" (2.56m x 2.06m) maximum measurements

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a stainless steel single drainer sink unit. Space for cooker. Space and plumbing for washing machine. Sash window to side. Door to rear courtyard garden. Door to:-

BATHROOM

Fitted with a white suite comprising panelled bath with shower over, wash hand basin inset to vanity unit with cupboard below and concealed cistern WC. Display shelving. Radiator. Window to side.

From entrance hall, balustraded stairs to:-

FIRST FLOOR LANDING

Smoke alarm. Doors to:-

BEDROOM ONE 14' 11" x 10' 5" (4.54m x 3.17m) plus bay

Bay window to front elevation. Feature cast iron fireplace. Radiator.

BEDROOM TWO 10' 4" x 8' 6" (3.15m x 2.59m) plus recess

Feature cast iron fireplace. Built-in cupboard and window to side.

BEDROOM THREE 8' 8" x 8' 5" (2.64m x 2.56m)

Access hatch to loft space. Sash window to rear gaining lovely countryside views. Feature cast iron fireplace. Radiator.

OUTSIDE

To the rear of the house there is a generous walled courtyard garden offering a good degree of privacy with outside tap and electric supply. Here one will find a block built garden store with electric, shed and wood store. The rear courtyard has gated access on to Joseph's Lane where you can find unrestricted parking.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Heamoor roundabout proceed in a northerly direction passing The Sportsman's Arms Public House on the right hand side. Continue northwards and then just before you get to Mount's Bay Academy, Tretorvic will be seen on the right hand side. If using What3words:- festivity.tables.duck

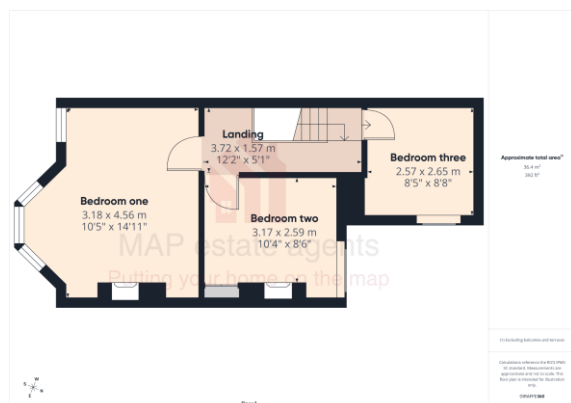


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- Victorian terraced home
- Character features, sitting room with multi-fuel stove
- Three bedrooms
- Three reception rooms, lounge with open fire
- Ground floor bathroom
- Courtyard garden to the rear
- Gas central heating
- Pedestrianised terrace
- Close to local amenities
- Well presented accommodation



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