



 Marshall's
ESTATE AGENTS
FOR SALE
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Creswells

27 Reens Crescent, Heamoor,
Penzance, Cornwall, TR18 3HW

 Marshall's
ESTATE AGENTS







27 REENS CRESCENT, HEAMOOR, PENZANCE, CORNWALL, TR18 3HW

£385,000 FREEHOLD

- * THREE BEDROOMS * KITCHEN * LOUNGE/DINING ROOM * PORCH ***
- * SHOWER ROOM * FRONT AND REAR GARDENS * OFF STREET PARKING ***
- * GARAGE * NO ONWARD CHAIN * POPULAR VILLAGE LOCATION ***
- * DOUBLE GLAZING * GAS CENTRAL HEATING * EPC = D * COUNCIL TAX BAND = D ***
- * APPROXIMATELY 66 SQUARE METRES ***

A nicely presented detached three bedroom bungalow, situated on the outskirts of Heamoor and enjoying views across the village towards Madron. The property is offered for sale with no onward chain and the accommodation comprises of three bedrooms, shower room, kitchen, lounge/dining room, porch. There is off street parking for several vehicles leading to the detached garage and gardens to both the front and rear. The bungalow is gas centrally heated and double glazed throughout. The village of Heamoor enjoys amenities such as both secondary and primary schools, village store, public house and regular bus service into Penzance.

Double glazed front door into:

PORCH: 6' 8" x 4' 0" (2.03m x 1.22m) Double glazed to three sides, enjoying views across the village towards Madron, half glazed door with glazed side panel into:

HALLWAY: Access to loft, cupboard with radiator, doors to:

LOUNGE: 15' 8" x 9' 10" (4.78m x 3.00m) With picture window to front with the aforementioned views, living flame gas fire to one wall, radiator.

KITCHEN: 9' 8" x 9' 4" (2.95m x 2.84m) Double glazed windows and door to side, radiator, base units with roll top worksurface over, single drainer stainless steel sink unit, plumbing for washing machine, gas cooker point, built in cupboards to one wall, one housing boiler.

BEDROOM ONE: 11' 10" x 9' 10" (3.61m x 3.00m) Double glazed to rear, radiator, mirrored wardrobe.

BEDROOM TWO: 9' 8" x 8' 9" (2.95m x 2.67m) Double glazed window to rear, radiator.

BEDROOM THREE: 8' 4" x 6' 7" (2.54m x 2.01m) Double glazed window to side, radiator.

SHOWER ROOM: Double glazed window to side, radiator, heated towel rail, extractor fan, walk in tiled shower cubicle, vanity wash hand basin, WC.

OUTSIDE: The property is approached over driveway with parking for several vehicles leading to the:

GARAGE: 17' 2" x 9' 3" (5.23m x 2.82m) Up and over door.

Front garden is laid to lawn. Pathway to side of the bungalow leads to the rear garden. Patio adjacent to the rear of the building and the rest is fully enclosed lawn.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///poem.stone.attend

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

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