

6 Hill Close, Heamoor, Penzance,
Cornwall, TR18 3JX









6 HILL CLOSE, HEAMOOR, PENZANCE, CORNWALL, TR18 3JX

£350,000 FREEHOLD

*** THREE BEDROOMS * FIRST FLOOR SHOWER ROOM * GROUND FLOOR CLOAKROOM ***

*** LOUNGE/DINING ROOM * KITCHEN * UTILITY ROOM ***

*** GARAGE * OFF STREET PARKING * GARDENS TO THREE SIDES ***

*** NO ONWARD CHAIN * POPULAR LOCATION ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 83 SQUARE METRES ***

Offered for sale for the first time since construction in 1970 is this semi detached, three bedroom house, offered for sale with no onward chain, with gardens, garage and parking. Situated in the popular residential area of Boscathnoe, within the village of Heamoor. The accommodation comprises of lounge/dining room, kitchen, ground floor cloakroom with three bedrooms and shower room on the first floor. There is an attached garage with utility room to the rear and the property is approached over a driveway with parking for several vehicles with gardens to the front, side and a large enclosed garden to the rear with patio and aluminium greenhouse and wooden shed. The property is double glazed where stated, heated via electric heaters and a viewing is highly recommended. Heamoor is a village on the outskirts of Penzance and it enjoys local amenities such as junior, comprehensive school, village shop, fish and chip shop and close to the bus service into Penzance.

Double glazed door into:

PORCH: Glazed to front, further double glazed door into:

HALLWAY: Stairs rising with cupboard under, night storage heater, doors to:

CLOAKROOM: Window to front, WC, wash hand basin.

LOUNGE/DINING ROOM: 21' 8" x 10' 9" (6.60m x 3.28m) Double glazed window to front, double glazed sliding patio doors onto rear patio, tiled fireplace to one wall, night storage heaters, door to:

KITCHEN: 9' 4" x 8' 9" (2.84m x 2.67m) Double glazed window to rear, base and wall units with worksurfaces and tiling over, electric cooker point, space for washing machine and fridge, doors to hallway and:

REAR HALLWAY: Door to porch and UPVC door to rear garden, further door to:

UTILITY ROOM: 7' 9" x 4' 4" (2.36m x 1.32m) To the rear of the garage, window to rear, power and light.

FIRST FLOOR LANDING: Double glazed window to side, cupboard housing hot water tank, access to loft space, doors to:

BEDROOM ONE: 10' 8" x 9' 11" (3.25m x 3.02m) Double glazed window to front, wardrobe.

BEDROOM TWO: 10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to rear, wardrobe.

BEDROOM THREE: 9' 7" x 8' 8" (2.92m x 2.64m) Double glazed window to rear.

SHOWER ROOM: Double glazed window to front, pedestal wash hand basin, WC, fully tiled shower cubicle.

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

GARAGE: 15' 9" x 7' 9" (4.80m x 2.36m) Up and over door, power and light.

The front garden is laid to lawn with established flower borders, gravelled area to the side of the garage leads to large rear garden with greenhouse, wooden shed, outside tap, area laid to patio and lawn, all enclosed by high level hedging.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///whisker.butterfly.referral](https://www.what3words.com/whisker.butterfly.referral)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone 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



www.marshallspz.co.uk