

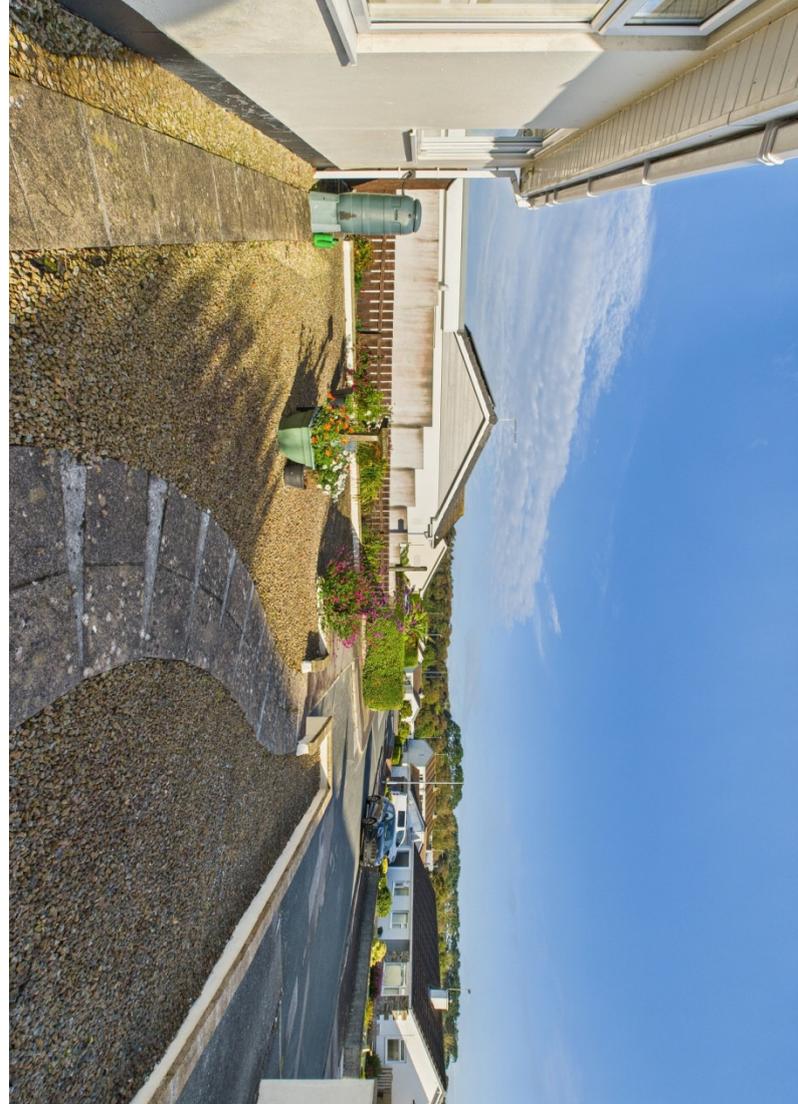


4 Hill Close, Heamoor, Penzance,  
Cornwall, TR18 3JX









**4 HILL CLOSE, HEAMOOR, PENZANCE, CORNWALL, TR18 3JX**

**£375,000 FREEHOLD**

- \* THREE BEDROOMS \* LOUNGE/DINING ROOM \* KITCHEN/BREAKFAST ROOM \***
- \* SHOWER ROOM \* GARAGE \* OFF STREET PARKING \***
- \* GARDENS TO FOUR SIDES \* NO ONWARD CHAIN \* GAS CENTRAL HEATING \***
- \* SOLAR PANELS \* DOUBLE GLAZING \* EPC = B \* COUNCIL TAX BAND = D \***
- \* APPROXIMATELY 75 SQUARE METRES \***

A nicely presented detached three bedroom bungalow, situated in a popular residential location on the outskirts of Heamoor, giving access to all its local amenities. The bungalow is situated in a corner plot with gardens surrounding it to four sides and is offered for sale with no onward chain. The accommodation comprises of three bedrooms, shower room, lounge/dining room, kitchen/breakfast room, rear utility and garage with electric up and over door. To the front of the property, there is parking for several vehicles leading to the aforementioned garage. Front garden is laid to gravelled chipping for easy maintenance, as is one of the side gardens with aluminium greenhouse. The rear garden is laid to patio with raised flower beds and large side garden, which is laid to lawn and patio, with a further aluminium greenhouse. The bungalow is enclosed to the rear by high level wooden fencing and is double glazed and gas centrally heated and a viewing is highly recommended.

UPVC double glazed door into:

**PORCH:** Double glazed windows to front, tiled floor, further double glazed door with side panel into:

**MAIN HALLWAY:** Wooden floor, radiator, doors to:

**LOUNGE/DINING ROOM:** 15' 2" x 14' 7" (4.62m x 4.45m) Double glazed picture window, two radiators, coved ceiling, blocked fireplace to one wall, door to:

**HALLWAY:** Access to loft, two shelved cupboards, doors to:

**BEDROOM ONE:** 10' 3" x 10' 0" (3.12m x 3.05m) Double glazed window to front, radiator.

**BEDROOM TWO:** 10' 3" x 8' 3" (3.12m x 2.51m) Double glazed window to rear, radiator.

**BEDROOM THREE:** 8' 2" x 6' 9" (2.49m x 2.06m) Double glazed window to side, radiator.

**SHOWER ROOM:** Double glazed window to rear, WC, wash hand basin, fully tiled shower cubicle, tiled walls, extractor fan, radiator.

**KITCHEN:** 19' 8" x 7' 9" (5.99m x 2.36m) Range of base units with roll top worksurfaces and tiling over, wood flooring, gas cooker point, recess for undercounter fridge, plumbing for washing machine, single drainer stainless steel sink unit, extractor fan over cooker point, double glazed windows to rear, radiator, further door to:

**UTILITY AREA/PORCH:** Tiled floor, double glazed window to rear.

**OUTSIDE:** To the front of the property, there is a driveway with parking for several vehicles leading to the:

**GARAGE:** 17' 10" x 9' 1" (5.44m x 2.77m) Electric up and over door, range of units to one wall, power and light, pedestrian door to rear.

Front garden is laid to chippings for ease of maintenance and side gate leads to garden, laid to patio and lawn with aluminium greenhouse, all enclosed by high level wooden fencing. Rear garden is laid to patio with raised flower beds and further side garden, again laid to granite chippings with second aluminium greenhouse, outside tap.

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

**DIRECTIONS:** Via "What3Words" app: ///skills.dice.underline

**AGENTS NOTES:** 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



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