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**Main Street,  
Heamoor, Penzance**

**£230,000  
Freehold**





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## **Property Introduction**

A pretty and well appointed period terraced house set over two floors offered to the market with no onward chain. On the ground floor level, there is a double reception with a dual aspect and feature fireplace through which the kitchen/dining area is accessed. Via the kitchen, the backdoor leads to the courtyard garden with rear gate access and pedestrian walkway.

On the first floor the principal double bedroom at the front of the house benefits from in built wardrobes. The second bedroom in the middle of the home overlooks the rear courtyard garden. The first floor is completed by a large family bathroom with a separate bath, separate shower unit, WC and basin.

The property benefits from double glazing and gas central heating.

## **Location**

Located at the heart of the well regarded Heamoor village which benefits from a junior and secondary school along with a convenient store, Fish and Chips shop and public house all within walking distance. The village is also within walking distance or a bus ride to Penzance being less than a mile away.

Penzance is a vibrant town and the largest in West Cornwall and is a popular tourist resort because of its lovely promenade and fantastic sea views to Mounts Bay along with many independent shops, Penzance has a train and bus station there are also many rural walks to enjoy nearby and the beaches of Long Rock, Marazion are less than two miles away.

### **ACCOMMODATION COMPRISSES**

Entrance door opening to:-

### **ENTRANCE HALLWAY**

Feature tiling to floor. Dado rail. Coat hooks. Part stained glass door with glazed panel above opening to:-

### **HALLWAY**

Radiator. Stairs to first floor landing. Door opening to:-

## LOUNGE/DINER 20' 9" x 11' 6" (6.32m x 3.50m) maximum measurements

A dual aspect room with window to front and rear elevations. Two radiators. Understairs storage cupboard. Fireplace with granite surround and mantelpiece over with display recesses to each side. Further recessed storage cupboard and carpeted flooring. Door opening to:-

## KITCHEN 13' 0" x 7' 4" (3.96m x 2.23m)

Window to rear. Range of wall and base units with worktop over incorporating a sink and drainer. Built in cooker with hob over and extractor hood above. Radiator. Tiled flooring. Part glazed door to outside.

Returning to hallway, turning staircase to:-

## FIRST FLOOR LANDING

A split landing with loft access. Cupboard housing water cylinder. Doors off to:-

## BEDROOM ONE 12' 2" x 9' 9" (3.71m x 2.97m)

Two double glazed windows to front elevation. Radiator. Wardrobes with louvre door to one wall. Carpeted flooring.

## BEDROOM TWO 10' 4" x 9' 0" (3.15m x 2.74m)

Double glazed window to rear elevation. Radiator with radiator cover. Carpeted flooring.

## BATHROOM

Obscure double glazed window to rear elevation. Radiator. White suite comprising panelled bath, WC, pedestal wash hand basin with tiled surround, mirrored cabinet over and shower cubicle housing electric shower. Tiled flooring.

## OUTSIDE FRONT

To the front is a small paved garden enclosed by walling with a pedestrian gate.

## REAR GARDEN

To the rear is an enclosed, walled courtyard with a pedestrian gate opening to rear access walkway.

## SERVICES

Mains water, mains drainage, mains electric, mains gas.

## AGENT'S NOTE

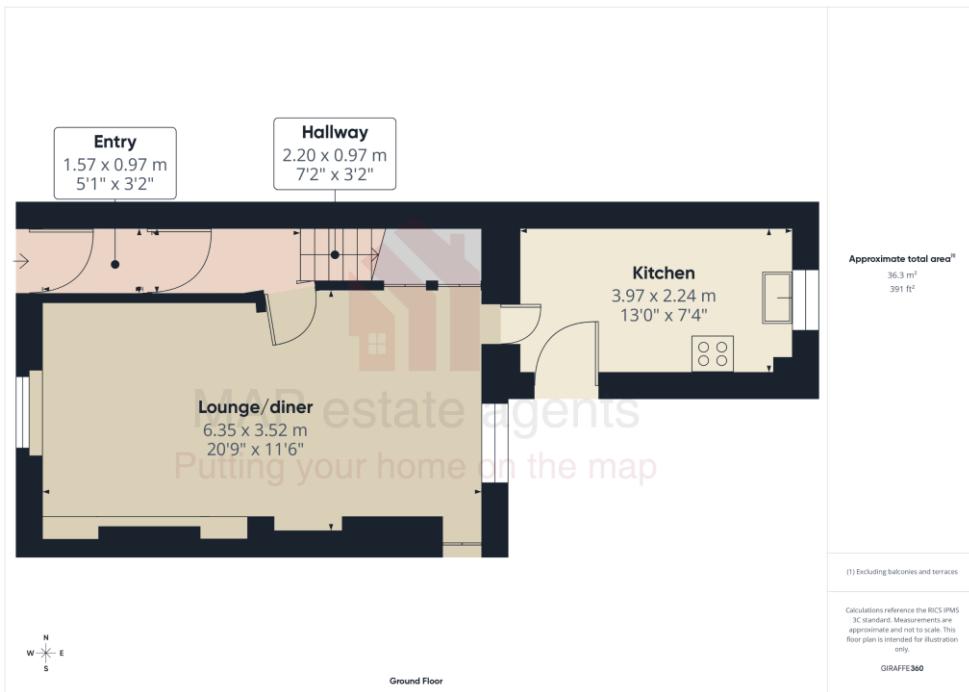
The Council Tax band for the property is band 'B'.

## DIRECTIONS

From Heamoor Roundabout proceed towards the village and upon reaching Hea Corner turn right. Take the next turning left onto Nevada Street which leads into Main Street. The property will be seen after a short distance on the right hand side. If using What3words:- blur.much.scuba



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Two bedrooms
- 20' Lounge/dining room
- Double glazing and gas central heating
- Sought after village location
- Close to schools and amenities
- Offered to the market chain free



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
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01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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