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**Moorland Close,
Pendeen, Penzance**

Guide Price £125,000
Leasehold





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Property Introduction

Gaining wonderful views over the rugged countryside to the sea, this first floor flat is being sold with no onward chain.

Offering a spacious lounge and kitchen which gain sea views, there are also two bedrooms and a bathroom. We feel this makes a fabulous bolt-hole/first home from which to explore the beautiful coastline and coastal footpath, in a sought after location.

This property is being sold with a Section 157 restriction that requires buyers to have lived or worked in Cornwall for the last three years.

Location

Pendeen is near the coast and has a historic reputation for smuggling activities, it is also near the World famous Geevor tin mine.

The South West Coast Path is less than a mile away in addition to a number of local footpaths for exploring the surrounding countryside and rugged coastline in this Area of Outstanding Natural Beauty. St Just lies three miles away and has a wide range of retail outlets along with primary and secondary schooling, a doctors' surgery and Cape Cornwall Golf Club with its spectacular scenery and eighteen-hole golf course.

Penzance, the largest town in West Cornwall lies approximately eight miles away. Here, you will find a mainline Railway Station and a wide range of retail outlets along with a beautiful promenade which takes in the stunning sea views over Mount's Bay.

ACCOMMODATION COMPRISES

Glazed panelled front door to:-

ENTRANCE LOBBY

Wall-mounted cupboard housing consumer unit, smoke alarm and coat hanging space. Further glazed panelled door to:-

ENTRANCE HALL

Access to loft space and smoke alarm. Doors off to:-

KITCHEN 10' 7" x 6' 11" (3.22m x 2.11m) plus doorway recess

This light and airy dual-aspect room enjoys lovely sea views and is fitted with a matching range of wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. Space for cooker and space for washing machine. Night storage heater.

LOUNGE 12' 5" x 12' 3" (3.78m x 3.73m)

Double glazed window to the side enjoying lovely views across countryside and the sea. Built-in cupboard, electric panel heater and Television point.

BEDROOM ONE 12' 5" x 10' 5" (3.78m x 3.17m)

Double glazed window to the front and night storage heater.

BEDROOM TWO 11' 7" x 7' 3" (3.53m x 2.21m)

Double glazed window to the front and night storage heater.

BATHROOM

Obscure glass double glazed window to the side. Fitted with a white suite comprising of a panelled bath with electric shower unit over, pedestal wash hand basin and low level WC.

SERVICES

Mains water, mains electricity and mains drainage.

AGENT'S NOTE

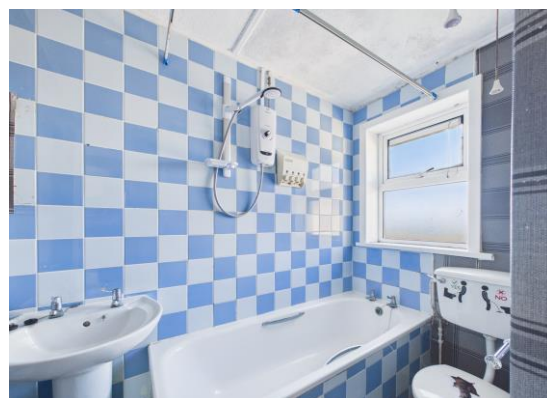
The Council Tax Band for this property is Band 'A'.

LEASEHOLD INFORMATION

The property will be sold with new 999 year lease. The service charge is currently £6.46 per annum and the buildings insurance is £152.58 per annum.

DIRECTIONS

From the 'Spar' shop in Pendeen, proceed westerly on Boscawell Road and then take the second turning on the left into Moorland Close. The property will then be seen on the left-hand side. If using What3words: resonated.ever.tenses

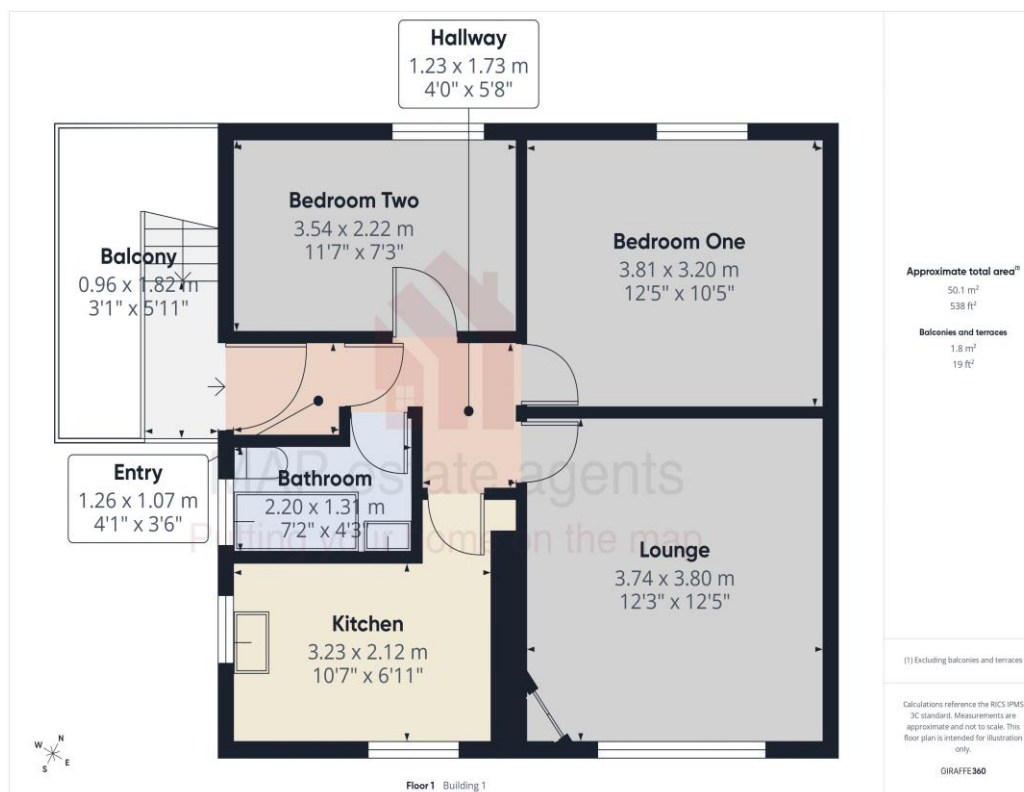


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Self-contained flat
- Glorious sea views
- Two bedrooms
- Generous living space
- Separate kitchen
- Double glazed
- Electric heating
- 999-year lease
- Section 157 local clause applies
- Chain-free sale, great first-time purchase



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