



4 Rock Terrace, Heamoor,  
Penzance, Cornwall, TR18 3JJ







**4 ROCK TERRACE, HEAMOOR, PENZANCE, CORNWALL, TR18 3JJ**

**£240,000 FREEHOLD**

**\* TWO BEDROOM COTTAGE \* POPULAR LOCATION \* FRONT GARDENS \***

**\* REAR COURTYARD \* DOUBLE GLAZING \* GAS CENTRAL HEATING \***

**\* ON STREET PARKING \* EPC = D \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 48 SQUARE METRES \***

A beautifully presented mid terrace two bedroom granite cottage with front gardens and rear courtyard, situated within the popular village of Heamoor, close to all its local amenities. The accommodation comprises of open plan lounge/dining room, kitchen and breakfast room and shower room on the ground floor. On the first floor there are two double bedrooms. The property is double glazed, gas fired centrally heated and has a recently installed log burner in the lounge. A particular feature are the pretty cottage style gardens to the front and a fully enclosed courtyard to the rear. The village of Heamoor enjoys amenities such as village store, public house, fish and chip shop and both primary and secondary schools, and is also on a main bus route directly into Penzance town.

Wooden front door into:

**HALLWAY:** Tiled floor, which internally open into:

**LOUNGE/DINING ROOM:** 17' 6" x 11' 11" (5.33m x 3.63m) Tiled floor, double glazed window to front, single glazed window to rear overlooking the kitchen, stairs rising, wood burner on slate hearth with shelved recess to either side, picture rail, door into:

**KITCHEN/BREAKFAST ROOM:** 13' 2" x 11' 9" (4.01m x 3.58m) Skylight, double glazed door and window to rear, tiled floor, base and wall units with worksurfaces and tiling over, one and a half bowl stainless steel sink unit, space for washing machine and dishwasher, five ring electric range master cooker with filter fan over, exposed granite wall.

**SHOWER ROOM:** Double glazed window to rear, vanity wash hand basin, WC, fully tiled shower cubicle, radiator, cupboard housing combination boiler.

**FIRST FLOOR LANDING:** Access to loft with light tunnel.

**BEDROOM ONE:** 12' 9" x 8' 4" (3.89m x 2.54m) Double glazed window to front, radiator, shelved cupboard.

**BEDROOM TWO:** 9' 9" x 9' 7" (2.97m x 2.92m) Double glazed window to rear, radiator.

**OUTSIDE:** The property is approached over a courtyard style garden laid to stone with raised flower beds, enclosed by low level granite wall. to the rear is a fully enclosed courtyard with block built shed, gated access to rear and outside tap.

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

**DIRECTIONS:** Via "What3Words" app: ///snow.hush.kinds

**AGENTS NOTE:** 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 constructed of granite under a 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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