



5 Manor Way, Heamoor,
Penzance, Cornwall, TR18 3HX







5 MANOR WAY, HEAMOOR, PENZANCE, CORNWALL, TR18 3HX

£285,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FRONT AND REAR GARDENS * FITTED KITCHEN ***

*** LOUNGE WITH OPEN FIRE * NO ONWARD CHAIN * GARAGE ***

*** DOUBLE GLAZED * GAS CENTRAL HEATING * SOLAR PANELS ***

*** EPC = TBC * COUNCIL TAX BAND = C ***

An end of terrace two bedroom bungalow offered for sale with no onward chain, with gardens to both the front and rear, situated in a popular residential area on the outskirts of Penzance. The accommodation comprises of lounge with open fireplace, two double bedrooms, cloakroom and kitchen/breakfast room. The bungalow enjoys gardens to both the front and rear and a garage on block nearby. The property is offered for sale with no onward chain and has the benefits of double glazing, gas central heating and solar panels.

UPVC double glazed door into:

OUTER HALLWAY: Laminated wood floor, half glazed door into:

MAIN HALL: Radiator, cupboard housing gas boiler, laminated wood floor, access to loft, doors to:

LIVING ROOM: 14' 3" x 11' 9" (4.34m x 3.58m) Double glazed window to front, radiator, open fireplace to one wall (not tested), laminate wood floor.

BEDROOM ONE: 11' 9" x 9' 10" (3.58m x 3.00m) Double glazed window to front, radiator.

BEDROOM TWO: 10' 3" x 9' 10" (3.12m x 3.00m) Double glazed window to rear, radiator.

BATHROOM: Double glazed window to rear, WC, radiator, pedestal wash hand basin, bath with electric shower over, fan heater, heated towel rail, tiled floors and wall.

KITCHEN/BREAKFAST ROOM: 11' 3" x 10' 4" (3.43m x 3.15m) Single glazed window to rear, base and wall units with worksurfaces and tiling over, one and a half bowl stainless steel sink unit, plumbing for washing machine, oven, hob and extractor over, radiator, door to:

SUNROOM: 10' 0" x 5' 11" (3.05m x 1.80m) Fully glazed, door leading to rear garden.

OUTSIDE: The property is approached over a pedestrian pathway, garden to the front, laid to lawn, enclosed by wooden fencing and established plant and shrub borders, plastic shed. Pathway to the side of the bungalow leads to the rear garden which is fully enclosed by wooden fencing, laid to lawn, wooden garden shed.

GARAGE: On block with white up and over door, second in from the right.

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

DIRECTIONS: Via "what3Words" app: [///mime.novel.storm](https://www.what3words.com/what3words/mime.novel.storm)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband 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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