



26 Moorland Close, Pendeen,  
Penzance, Cornwall, TR19 7FF

















**26 MOORLAND CLOSE, PENDEEN, PENZANCE, CORNWALL, TR19 7EF**

**£250,000 FREEHOLD**

**\* THREE BEDROOMS \* LIVING ROOM \* KITCHEN/DINER \* UTILITY ROOM \***

**\* STUDY/BEDROOM FOUR \* FIRST FLOOR BATHROOM \***

**\* OIL FIRED CENTRAL HEATING \* UPVC DOUBLE GLAZING \***

**\* IDEAL FAMILY HOME \* LARGER THAN AVERAGE GARDENS TO FRONT AND REAR \***

**\* STUDIO/WORKSHOP \* PROPERTY SUBJECT TO 157 AGREEMENT (SEE NOTE BELOW) \***

**\* SOUGHT AFTER LOCATION \***

**\* CLOSE TO MOST AMENITIES INCLUDING COASTAL FOOTPATH \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = D \* COUNCIL TAX BAND = A \* APPROXIMATELY 84 SQUARE METRES \***

A chance to acquire a spacious three bedroom semi detached family home located in a central position within this popular village, large than average gardens to both the front and rear, along with a detached studio/workshop. The property has spacious, well-proportioned living accommodation, which would make an ideal family home and really needs to be viewed internally to appreciate to the full. A particularly attractive feature are the gardens to the front and rear, being lawned with well stocked flower borders and offering a good degree of privacy. To the rear of the property, within the grounds, there is a detached studio/workshop, which could be used for a variety of uses, subject to any necessary planning permissions. Moorland Close is located in a convenient position within the village of Pendeen, close to local stores and a short walk to the coastal footpaths. The main town of Penzance is approximately 7 miles away and we recommend an early appointment.

**ENTRANCE PORCH:** Door to:

**ENTRANCE HALL:**

**LIVING ROOM:** 18' 10" x 9' 9" (5.74m x 2.97m) UPVC double glazed windows, boarded fireplace, two radiators. Door to:

**STUDY/BEDROOM FOUR:** 8' 7" x 5' 6" (2.62m x 1.68m) UPVC double glazed window overlooking rear garden, built in cupboard, radiator.

**KITCHEN/DINER:** 12' 7" x 9' 3" (3.84m x 2.82m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, extractor hood, plumbing for washing machine, UPVC double glazed window, radiator.

**REAR PORCH:** Oil fired central heating boiler, UPVC double glazed door to garden.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:**

**BEDROOM ONE:** 11' 5" x 9' 5" (3.48m x 2.87m) Built in wardrobe, UPVC double glazed window overlooking the front garden, radiator.

**BEDROOM TWO:** 11' 1" x 10' 9" (3.38m x 3.28m) UPVC double glazed window overlooking the front garden, built in cupboard, radiator.

**BEDROOM THREE:** 7' 10" x 7' 3" (2.39m x 2.21m) Plus deep recess with built in cupboard, UPVC double glazed window overlooking rear garden, radiator.

**BATHROOM:** White suite comprising panelled bath with shower over, wash hand basin with cupboards below, UPVC double glazed window, shelved recess, radiator.

**SEPARATE WC:** Fully tiled walls, UPVC double glazed window, white low level suite.

**OUTSIDE:** To the rear of the property is a larger than average lawned garden, offering a good degree of privacy with flower borders and detached studio/workshop (approximately 15' 0" x 15' 0"). The front garden is lawned, set with central pathway, high hedging, creating a good degree of privacy, flower borders. Across the road there is ample communal and visitor parking.

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

**DIRECTIONS:** Via "What3Words" app: ///nutty.confining.punch

**AGENTS NOTE:** 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 built of ??

**N.B.:** 26 Moorland Close is subject to a 157 agreement which means that the purchases need to have been living or working in Cornwall for the last three years. We understand the property may fall within an area of chancel liability, the current owners have an indemnity policy in place, however we understand a new one is likely needed for a new owner.

**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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