



**MAP estate agents**  
Putting your home on the map

**Moorland Close,  
Pendeen, Penzance**

**£115,000  
Leasehold**







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## **Property Introduction**

Gaining wonderful views over the rugged countryside to the sea, this two bedroomed first floor flat is being sold with NO ONWARD CHAIN.

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

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 doctor's 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 the mainline railway 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**

Double glazed panel front door to:-

## **ENTRANCE HALL**

Wall mounted consumer unit. Smoke alarm. Door to:-

## INNER HALL

Electric heater. Access to loft. Doors to:-

## SHOWER ROOM

Independent shower cubicle housing electric shower, low level WC and pedestal wash handbasin. Obscure double glazed window to side.

## KITCHEN 10' 8" x 6' 9" (3.25m x 2.06m) plus door recess

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for cooker. Space for fridge/freezer. Double glazed window to side gaining sea view. Electric heater.

## LOUNGE 12' 6" x 12' 1" (3.81m x 3.68m) maximum measurements

Double glazed window to side enjoying views to the sea. Cupboard housing immersion. Electric heater.

## BEDROOM ONE 12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed window to front. Electric heater.

## BEDROOM TWO 11' 7" x 7' 4" (3.53m x 2.23m)

Double glazed window to front. Electric heater.

## OUTSIDE

To the rear of the property there is an allocated garden area.

## 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.

## SERVICES

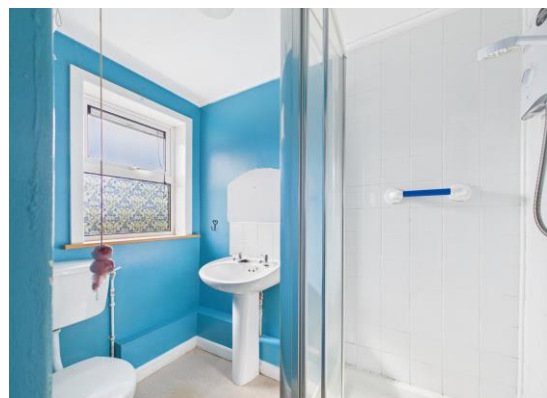
Mains electricity, mains drainage and mains water.

## AGENT'S NOTE

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

## DIRECTIONS

From Pendeen Spar shop proceed westerly on the B3306 and then turn right on to Boscawell Road. Take the second left turn on to Moorland close and the property will be seen on the left hand side. If using What3words:- resonated.ever.tenses

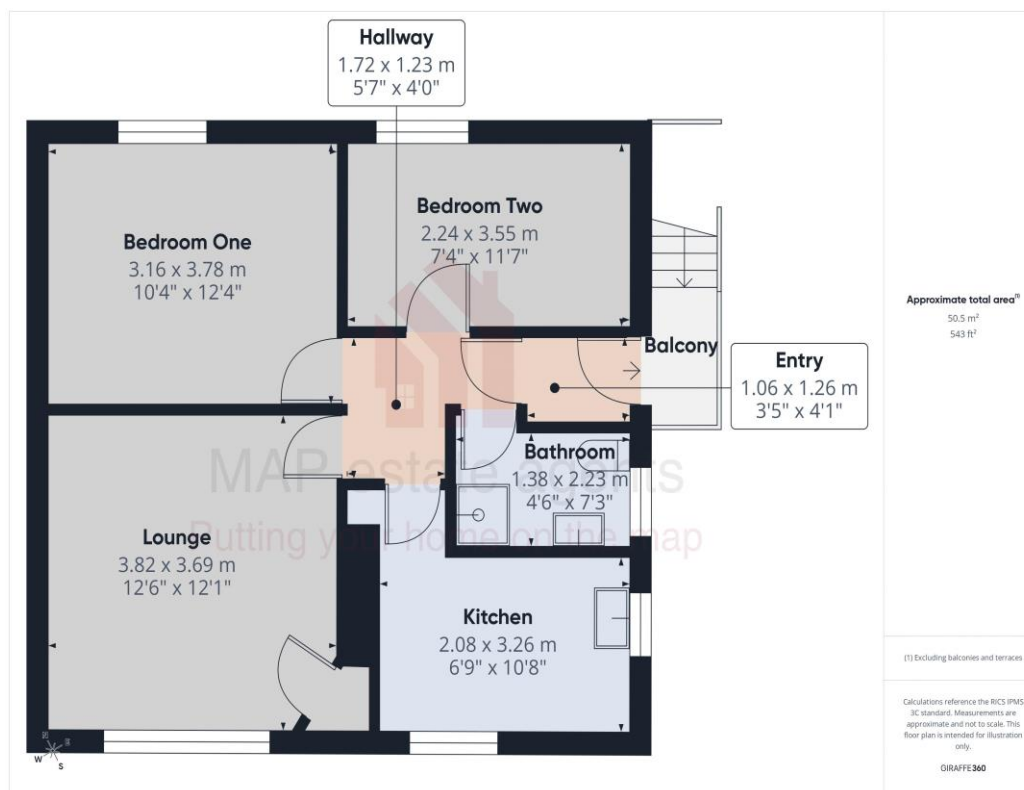


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 70      | 71        |
| EU Directive 2002/91/EC                     |         |           |



## MAP's top reasons to view this home

- Self-contained flat
- Glorious sea and countryside views
- Two bedrooms
- Generous living space
- Separate kitchen
- Double glazing
- Electric heating
- No chain sale
- Great first time buy for local person
- Section 157 local clause applies



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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