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**Heamoor,
Penzance**

**£385,000
Freehold**





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Property Introduction

Situated in a pleasant non-estate location, this extended two bedroom bungalow offers very well presented accommodation comprising a most spacious living/dining room, well appointed kitchen, conservatory, refitted bathroom and the two double bedrooms.

The property is warmed via gas central heating and has double glazing.

Outside there is a garage and ample driveway parking as well as a generous south facing rear garden.

We highly recommend viewing at the earliest opportunity.

Location

Located in the popular and well-regarded village of Heamoor which benefits from a Junior and Secondary School along with a convenience store, fish and chip shop and Public House all within walking distance. The village is also within walking distance, or ride on the bus, to Penzance which is less than a mile away.

Penzance is a vibrant town and the largest in West Cornwall and a popular tourist resort because of its lovely promenade and fantastic sea views into Mount's Bay. Along with many independent shops Penzance has a train and bus station. There are lovely rural walks to enjoy nearby and the beaches of Longrock and Marazion are less than two miles away.

ACCOMMODATION COMPRISES

Double glazed double doors to:-

ENTRANCE HALL

Built-in storage cupboard. Double glazed window to side. Door to:-

INNER HALL

Range of built-in shelved cupboards. Access hatch to loft. Radiator. Doors to:-

OPEN PLAN LIVING/DINING ROOM

LIVING AREA 18' 3" x 10' 9" (5.56m x 3.27m)

Large double glazed window overlooking rear garden. Television point. Radiator and squared archway through to:-

DINING AREA 10' 6" x 9' 6" (3.20m x 2.89m)

Tiled flooring. Telephone point. Radiator and door to:-

CONSERVATORY 9' 4" x 9' 2" (2.84m x 2.79m)

Of uPVC double glazed construction with a triple polycarbonate roof. Tiled flooring and door to rear garden.

KITCHEN 11' 1" x 8' 10" (3.38m x 2.69m)

Fitted with a range of cream wall and matching base cupboards with butchers block effect work surface over incorporating a one and a half bowl ceramic sink unit with mixer tap over. Built-in electric oven with induction hob inset to work surface with stainless steel extractor over. Integrated fridge/freezer and integrated dishwasher. Space and plumbing for washing machine. Tiled flooring. Complementary wall tiling. Wall mounted 'Worcester' combination boiler.

BATHROOM

Recently re-fitted with a modern white suite comprising panelled bath with 'Mira' shower unit and screen over close, couple WC and wall mounted wash hand basin. Ladder radiator. Double glazed window to side. Vinyl flooring.



BEDROOM ONE 12' 5" x 8' 10" (3.78m x 2.69m) maximum measurements into door recess

Double glazed window to front elevation with a pleasant countryside outlook. Radiator. Built-in wardrobe.



BEDROOM TWO 10' 11" x 9' 2" (3.32m x 2.79m) maximum measurements

Double glazed window to front. Radiator.

OUTSIDE FRONT

To the front of the property there is driveway parking leading to the property and the attached garage.



GARAGE 15' 8" x 8' 1" (4.77m x 2.46m)

Up and over door to the front. Window to rear.

REAR GARDEN

To the rear of the property there is generous garden with a southerly aspect laid mainly laid to lawn with flower and shrub borders and enclosed by fencing and hedging.



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

DIRECTIONS

From Heamoor roundabout proceed north towards the village. Passing the 'Sportmans Arms' on your right hand side continue towards Mount's Bay Academy and at the crossroads turn right on to Joseph's Lane. The property will be seen after a short distance on the right hand side. If using What3words:- sweat.rigid.feed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		84
(69-80)	C		
(56-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Very well presented
- Generous 18' living/dining room
- Recently refitted bathroom
- Conservatory
- Garage
- Ample driveway parking
- Rear gardens with a southerly aspect
- Gas central heating
- Double glazing
- Close to schools and amenities



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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