



Marshall's
ESTATE AGENTS



RICHMOND STREET

BARODA HOUSE

51 Richmond Street
Heamoor, TR18 3ET







51 RICHMOND STREET, HEAMOR, PENZANCE, TR18 3ET

£180,000 - FREEHOLD

An end of terraced three bedroom granite house in need of some refurbishment, situated in the popular village of Heamoor.

*** THREE BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE/DINER * KITCHEN *
* SUN ROOM * UTILITY ROOM * STUDY * EPC = E ***

Situated in the popular village of Heamoor, close to local amenities such as shop, public house, primary school and secondary school, is this end of terrace granite house. The accommodation in brief comprises lounge/ diner, kitchen, sun room, utility room and study on the ground floor, three bedrooms and shower room on the first floor, and an attic fitted with a velux window. The property is offered for sale with no onward chain and is in need of some refurbishment and refreshment. Early viewing is recommended.

DOUBLE GLAZED DOOR INTO:

OUTER HALLWAY: Tiled floor, dado rail, half glazed door into-

MAIN HALLWAY: Tiled flooring, radiator, stairs rising, door to-

LOUNGE/DINER: 29' x 12' (8.84m x 3.66m) One double glazed window to front, two double glazed windows to side, fireplace to one wall, two radiators, fitted shelving.

KITCHEN: 10' 9" x 10' (3.28m x 3.05m) Gas cooker point with stainless steel hob over, radiator, two bowl stainless steel sink unit, freestanding units, opens into-

SUN ROOM: 11' x 5' 6" (3.35m x 1.68m) Polycarbonate roof, double glazed door and window to rear courtyard.

DOOR FROM KITCHEN INTO:

UTILITY ROOM: 8' x 5' 9" (2.44m x 1.75m) Gas boiler, plumbing for washing machine, double glazed window to side, further door to-

STUDY: 8' x 6' (2.44m x 1.83m) Polycarbonate roof, radiator, double glazed window.

FIRST FLOOR LANDING: Access to-

ROOF SPACE: Velux window, power and light.

BEDROOM ONE: 16' 6" x 10' (5.03m x 3.05m) Three double glazed windows, radiator, fireplace to one wall (not used).

BEDROOM TWO: 11' x 10' 2" (3.35m x 3.1m) Double glazed window to side, radiator.

BEDROOM THREE: 12' x 7' (3.66m x 2.13m) Double glazed window to side, radiator, built in wardrobe.

SHOWER ROOM: Double glazed window to rear, pedestal wash hand basin, w.c., fully tiled shower cubicle, radiator.

OUTSIDE: Decked garden to front, enclosed courtyard to rear.

SERVICES: Mains electricity, gas, water and drainage.

DIRECTIONS: From Penzance, proceed into the village of Heamoor, taking the second right into Hea Corner, then first right into Nevada Street, where the property can be found on the left hand side at the junction of Nevada Street and Richmond Street.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234100)

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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