



10 Barton Close, Heamoor,
TR18 3JA



10 BARTON CLOSE, HEAMOOR, TR18 3JA

ASKING PRICE £240,000 - FREEHOLD

Two bedroom semi-detached bungalow with gardens and garage, situated in a village location in need of renovation.

*** TWO DOUBLE BEDROOMS * LOUNGE * GARAGE * GARDENS TO THREE SIDES *
* DOUBLE GLAZING * RENOVATION REQUIRED * POPULAR LOCATION *
* CLOSE TO LOCAL AMENITIES * EPC = F * COUNCIL TAX BAND = B ***

A semi-detached bungalow in need of renovation throughout situated in a cul-de-sac of similar properties on the outskirts of the popular village of Heamoor and all its local amenities. The accommodation comprises of two double bedrooms, bathroom, kitchen, lounge/dining room with open fire place. There are gardens to three sides of the property with garage to the front. The bungalow is double glazed throughout and is offered for sale with no onward chain.

Double glazed door into:

HALLWAY: Fitted cupboard, doors to:

BEDROOM ONE: 13' 9" x 8' 8" (4.19m x 2.64m) Night storage heater, double glazed window to rear.

BEDROOM TWO: 11' 0" x 10' 0" (3.35m x 3.05m) Night storage heater, double glazed window to front.

BATHROOM: Double glazed window to front, WC, wash hand basin, bath with electric shower over.

LOUNGE/DINER: 14' 6" x 14' 0" (4.42m x 4.27m) Night storage heater, fire place to one wall, double glazed windows to front and rear, double glazed door to rear garden.

KITCHEN: 10' 0" x 7' 4" (3.05m x 2.24m) Double glazed window to rear, stainless steel sink unit, electric cooker point, two cupboards to one wall.

OUTSIDE: The property is approached over driveway leading to the GARAGE (15' 0" x 8' 0" (4.57m x 2.44m)). The front and side gardens are laid to lawn with flower borders. Rear garden is fully enclosed and laid to lawn.

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

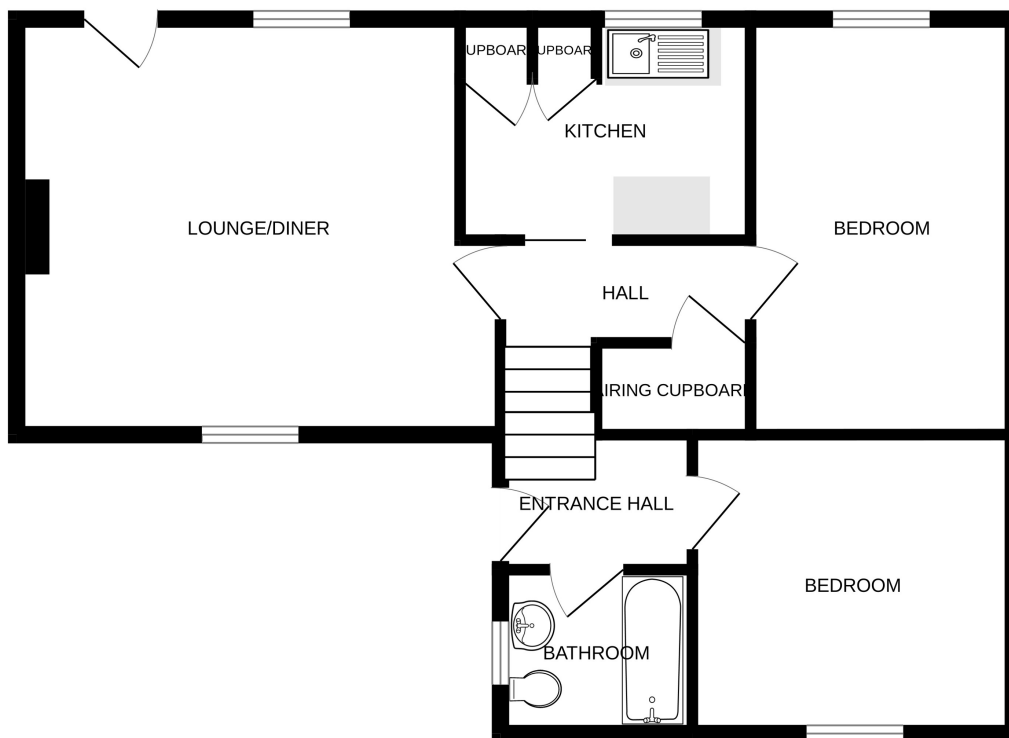
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk

