



2 Reens Crescent, Heamoor,  
Penzance, Cornwall, TR18 3HW







**2 REENS CRESCENT, HEAMOOR, PENZANCE, CORNWALL, TR18 3HW**

**GUIDE PRICE £395,000 FREEHOLD**

A beautifully presented and extended three bedroom detached bungalow with gardens, garage and parking, situated in the popular village of Heamoor.

- \* THREE DOUBLE BEDROOMS (TWO WITH FITTED WARDROBES) \* BATHROOM \***
- \* SEPARATE SHOWER ROOM \* KITCHEN/DINING ROOM \* LOUNGE \***
- \* DOUBLE GLAZING \* GAS CENTRAL HEATING \* LARGE GARAGE \* TOOL STORE \***
- \* FRONT & REAR GARDENS \* EPC = D \* COUNCIL TAX BAND = D \***
- \* VIEWING HIGHLY RECOMMENDED \***

A beautifully presented and extended detached three bedroom bungalow situated in the popular Reens residential area on the outskirts of the village of Heamoor. The spacious accommodation comprises of three double bedrooms, shower room, separate bathroom, lounge with views across the village towards Madron and kitchen/dining room with integrated appliances. There is parking for several vehicles to the front of the large attached garage and gardens to both the front and rear of the property. The bungalow is double glazed, gas centrally heated and lit via inset halogen lights throughout, with Engineered oak flooring through the living accommodation and carpets in the bedrooms. The bungalow is situated close to all the local amenities in Heamoor to comprise of village store, public house, fish and chip shop, community hall, church and both primary and secondary schooling and we would recommend an early viewing to fully appreciate this property.

**HALF GLAZED DOOR INTO:**

**ENTRANCE PORCH:** 8' 0" x 5' 4" (2.44m x 1.63m) Two UPVC double glazed windows to front, radiator. Half glazed door with glazed side panel into:

**HALLWAY:** Access to loft space, skylight, radiator, shelved cupboard with wall mounted combination boiler. Doors to:

**LOUNGE:** 13' 5" x 10' 9" (4.09m x 3.28m) Radiator, wall mounted gas fire, UPVC double glazed windows with views across the village.

**BEDROOM ONE:** 11' 8" x 11' 0" (3.56m x 3.35m) UPVC double glazed window to the front, radiator, built in wardrobe.

**BEDROOM TWO:** 12' 3" x 9' 8" (3.73m x 2.95m) UPVC double glazed window to rear, radiator, built in wardrobe.

**BEDROOM THREE:** 10' 8" x 9' 7" (3.25m x 2.92m) UPVC double glazed window to the side, radiator.

**SHOWER ROOM:** Tiled shower cubicle with mains fed shower, vanity wash hand basin, low level WC, extractor fan, skylight, illuminated vanity mirror with shaver point, heated towel rail.

**BATHROOM:** 18' 3" x 10' 8" (5.56m x 3.25m) UPVC double glazed window to the rear. White suite comprising low level WC, vanity wash hand basin, curved bath, heated towel rail, extractor fan, part tiled walls, wall mounted mirror with inset shaver point.

**KITCHEN/DINING ROOM:** 18' 3" x 10' 8" (5.56m x 3.25m) UPVC double glazed window and door to the rear, radiator, fitted with a range of wall and base units with worksurface over, built in breakfast bar, single drainer stainless steel sink unit, double electric oven, halogen hob and stainless steel canopy extractor fan over, integral dishwasher and microwave.

**OUTSIDE:** The property is approached over a driveway with parking for two vehicles leading to the attached garage. The front garden is laid to slate chipping with pathway to the side of the property leading to the raised rear garden, which is fully laid to patio slabs and enclosed by high level wooden fencing. Block built tool store, enclosed drying area.

**GARAGE:** 16' 5" x 13' 5" (5.00m x 4.09m) Electrically operated up and over door, single drainer stainless steel sink unit to one wall with plumbing for washing machine below, UPVC double glazed door to the rear garden, fitted shelving.

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

**DIRECTIONS:** From Penzance, proceed into the village of Heamoor passing Sona Merg Close on your right hand side and take the next right into Hea Road. Proceed into Hea Road and upon reaching the estate, take the second turning on your right whereby the property can be found on your right hand side as indicated by the agent's For Sale board.

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

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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