



6 Hillside Court, Grist Lane,  
Angarrack, Cornwall, TR27 5HZ









**6 HILLSIDE COURT, GRIST LANE, ANGARRACK, CORNWALL, TR27 5HZ**

**GUIDE PRICE £399,950 FREEHOLD**

A chance to acquire an extremely well presented three bedroom detached bungalow located in a quiet position within the centre of this popular village, therefore conveniently placed for local amenities and just a short drive to the town of Hayle.

**\* THREE BEDROOMS \* NEWLY FITTED KITCHEN / FAMILY ROOM \* CONSERVATORY \***

**\* LIVING ROOM \* NEWLY FITTED SHOWER ROOM \* ENSUITE SHOWER TO MAIN BEDROOM \***

**\* DOUBLE GLAZING \* LPG GAS CENTRAL HEATING \***

**\* GOOD DECORATIVE ORDER THROUGHOUT \* TERRACED GARDENS TO THE REAR \***

**\* VIEWS ACROSS TO THE VIADUCT, VILLAGE AND BEYOND \* IDEAL FAMILY HOME \***

**\* PARKING FOR TWO / THREE CARS \* SOUGHT AFTER LOCATION \***

**\* VIEWING RECOMMENDED \* EPC = E \* COUNCIL TAX BAND = C \***

**\* APPROXIMATELY 96 SQUARE METRES \***

The property has spacious accommodation which the present vendors have maintained to a high standard, recently having installed a new kitchen/family room along with a family shower room. There is double glazing and gas central heating throughout and a particularly attractive feature is the terraced garden to the rear which has areas laid to lawn, paving and decking to the top terrace which takes full advantage of the views to the viaduct and village beyond. To the front of the property there is parking for two/three cars and with Angarrack being in close proximity of the main town of Hayle and Marks and Spencers, we would highly recommend an early appointment to avoid disappointment.

**ENTRANCE HALL:** Laminate flooring, dado rail, two radiators, air circulation vent.

**LIVING ROOM:** 14' 5" x 13' 0" (4.39m x 3.96m) Feature log burner set on a slate hearth, double glazed window overlooking the rear garden, tv point, coving, radiator. Double glazed sliding doors to:

**CONSERVATORY:** 12' 0" x 11' 8" (3.66m x 3.56m) Double glazed windows overlooking the gardens, laminate flooring, radiator, sliding double glazed door to garden. Door to:

**KITCHEN / FAMILY ROOM:** 14' 3" x 13' 5" (4.34m x 4.09m) Newly fitted comprising inset sink with Cooke & Lewis tap, extensive range of wall and base units, work surfaces and power points, built-in combi microwave/oven with conventional oven beneath, integrated dishwasher, washing machine, fridge and freezer, central work station with induction four ring hob and extractor, range of base cupboards below and incorporating breakfast bar area, tv point, sunken spotlights, feature radiator, access to roof space.

**BEDROOM ONE:** 11' 8" x 11' 1" (3.56m x 3.38m) Double glazed window, coving, tv point, radiator.

**ENSUITE SHOWER ROOM:** White suite comprising vanity unit with cupboards below, low level w.c., semi circular shower cubicle with sliding glazed door, double glazed window, chrome towel rail.

**BEDROOM TWO:** 11' 6" x 11' 4" (3.51m x 3.45m) Double glazed window overlooking rear gardens, coving, radiator.

**BEDROOM THREE:** 11' 1" x 10' 1" (3.38m x 3.07m) Double glazed window, coving, radiator.

**SHOWER ROOM:** Recently fitted white suite comprising double size shower cubicle with glazed screen and chrome fittings, vanity unit with drawers below, low level w.c., built in airing cupboard housing hot water cylinder, double glazed window, feature towel rail.

**OUTSIDE:** The gardens are predominantly to the rear having been terraced with a patio area, lawn with well stocked flower borders and steps up to a decked area taking full advantage of the views over to the viaduct and village beyond, two gardens sheds, greenhouse, small vegetable garden area and side access to the front terrace with steps leading down to:

**PARKING:** For two/three cars.

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

**DIRECTIONAL NOTE:** From the Marks and Spencers roundabout proceed into the village of Angarrack whereby Hillside Court will be found on your right hand side just before the T junction by the viaduct.

**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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