



31a Bay View Terrace, Hayle,

TR27 4JY









31A BAY VIEW TERRACE, HAYLE, TR27 4JY

GUIDE PRICE £335,000 FREEHOLD

A chance to acquire an attractive three-bedroom family home situated in a sought after location having two bedrooms on the first floor and one on the ground floor, the property offers spacious accommodation throughout enjoying gas central heating and double glazing. Viewing is essential.

*** THREE BEDROOMS * LOUNGE * KITCHEN / DINING ROOM * FAMILY BATHROOM ***

*** CLOAKROOM * CONSERVATORY * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** PRIVATE PARKING * ENCLOSED GARDEN * COUNCIL TAX BAND = B ***

*** EPC = C * APPROXIMATELY 87 SQUARE METRES ***

A well presented three bedroom semi detached home located on the edge of the town offering light and spacious accommodation. A particularly attractive feature are the rear gardens which have been designed to provide a low maintenance private space complete with a summer house. There is parking to the front of the property. Bay View Terrace is a popular area within Hayle town and we would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

HALLWAY: Stairs rising, radiator, understairs storage.

LOUNGE: 14' 7" x 10' 5" (4.45m x 3.17m) Double glazed window to the front, radiator.

KITCHEN / DINING ROOM: 17' 3" x 9' 6" (5.26m x 2.90m) Double glazed window to the side, patio doors to the conservatory, radiator, wall mounted boiler, stainless steel sink with mixer tap and drainer, plumbing for washing machine, range of base and wall mounted cupboards, gas cooker, extractor fan, space for fridge/freezer.

CONSERVATORY: 9' 1" x 6' 4" (2.77m x 1.93m) Tiled flooring, pleasant outlook over the rear garden.

BEDROOM THREE: 14' 0" x 7' 7" (4.27m x 2.31m) Double glazed window to the rear, radiator, built in storage.

CLOAKROOM: Low level w.c., vanity sink unit, extractor fan, radiator.

FIRST FLOOR LANDING

BEDROOM ONE: 14' 9" x 12' 11" (4.50m x 3.94m) Double glazed window to the front, eaves storage, radiator.

BEDROOM TWO: 12' 6" x 9' 1" (3.81m x 2.77m) Double glazed window to the rear, radiator, access to the loft.

BATHROOM: 8' 11" x 7' 7" (2.72m x 2.31m) Corner bath with separate shower cubicle, low level w.c., wash hand basin, opaque double glazed window to the rear, complementary tiling, radiator, extractor fan.

OUTSIDE: The front of the property there is a brick paved driveway offering parking for two vehicles, plant border and gated side access. To the rear of the property there is a low maintenance garden laid to gravel and patio with a summerhouse offering an ideal space for alfresco dining, with a fence surround and plant and shrub borders.

SERVICES: Mains water (metered), electricity, gas and drainage.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed westerly towards the war memorial. Turn left then at the top of the road turn right into Bay View Terrace whereby the property can be found ahead of you on your left hand side.

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
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Lettings
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