



15 Ellis Close, Hayle, Cornwall,
TR27 4SA







15 ELLIS CLOSE, HAYLE, CORNWALL, TR27 4SA

GUIDE PRICE £225,000 FREEHOLD

An early viewing is essential to appreciate the quality of this two bedroom mid terrace on the outskirts of the town.

- * TWO DOUBLE BEDROOMS * RECENTLY MODERNISED THROUGHOUT ***
- * OPEN PLAN LIVING SPACE * SEPARATE CONSERVATORY * DOUBLE GLAZING ***
- * GAS CENTRAL HEATING * ENCLOSED GARDEN * COMMUNAL PARKING ***
- * VIEWING ESSENTIAL * EPC = C * COUNCIL TAX BAND = B ***
- * APPROXIMATELY 56 SQUARE METRES ***

A beautifully presented mid terrace home that the present vendors have updated and improved to offer light and spacious accommodation throughout with open plan style living on the ground floor, two double bedrooms and bathroom on the first floor, separate conservatory to the rear of the property, enjoying an enclosed rear garden and there is communal parking to the front.

Double glazed door to:

OPEN PLAN LIVING SPACE: 23' 6" x 12' 10" (7.16m x 3.91m) Double glazed window to the front, staircase rising, two radiators. The kitchen is fitted with a matching range of base and wall units, built in oven, gas hob with hood over, space and plumbing for washing machine, laminate flooring, wall mounted boiler, stainless steel sink unit with mixer tap and drainer, integral dishwasher, space for the fridge/freezer.

CONSERVATORY: 9' 3" x 6' 2" (2.82m x 1.88m) Double glazed windows and door to the garden.

FIRST FLOOR LANDING: With access to the loft (partially boarded).

BEDROOM ONE: 12' 8" x 8' 0" (3.86m x 2.44m) Two double glazed windows to the rear with distant views of Hayle Towans, radiators, USB socket.

BEDROOM TWO: 9' 5" x 8' 9" (2.87m x 2.67m) Double glazed window to the front, radiator, over stairs storage, USB socket.

BATHROOM: Panelled bath with shower attachment plus rainfall shower over, shower screen, low level WC with concealed cistern, vanity sink unit, vanity wash hand basin, extractor fan, built in shelving, tiled floor, heated towel rail, electric mirror, complementary tiling.

OUTSIDE: To the front of the property is communal parking spaces. The front garden is paved for ease of maintenance with a gravelled area and flowering cherry. The rear garden is paved and is enclosed with fencing, a useful storage shed and pedestrian gate to the rear.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Penzance (01736) 360203.

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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