



27 Wall Road, Gwinnear, Hayle,
Cornwall, TR27 5HA







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GUIDE PRICE £440,000 FREEHOLD

A well presented four bedroom detached family home offering light and spacious accommodation throughout with a good size enclosed rear garden and ample parking to the front leading to a detached garage, located in this popular village within easy reach of all the major towns and both the north and south coasts.

*** MAIN BEDROOM WITH ENSUITE * THREE FURTHER BEDROOMS ***

*** FIRST FLOOR SHOWER ROOM * LOUNGE * SEPARATE DINING ROOM * KITCHEN * UTILITY ***

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

*** GOOD SIZE FRONT AND REAR GARDENS * AMPLE PARKING * GARAGE ***

*** EPC = B * COUNCIL TAX BAND = E * APPROXIMATELY 87 SQUARE METRES ***

Offering spacious accommodation throughout is this four bedroom detached non estate residence with ample parking for several vehicles, turning space, garage and front and rear gardens. The main bedroom has an ensuite bathroom, with three further bedrooms and family bathroom completing the first floor. On the ground floor there is a spacious lounge, separate dining room, kitchen, utility and cloakroom. With solar panels on the roof, the owner benefits from a saving on the electricity plus receiving a return. We strongly recommend an early appointment to view to avoid disappointment.

DOUBLE GLAZED DOOR AND PANEL INTO:

HALLWAY: Staircase rising with storage under, radiator.

LOUNGE: 19' 0" x 12' 8" (5.79m x 3.86m) Double glazed window to the front, patio doors to the front, radiator, gas fire with stone surround on tiled hearth and wooden mantle over.

DINING ROOM: 10' 4" x 9' 8" (3.15m x 2.95m) Double glazed door and two picture windows to the rear with pleasant outlook over the garden, radiator.

KITCHEN: 11' 11" x 9' 9" (3.63m x 2.97m) Double glazed window to the rear with pleasant outlook over the garden, one and a half bowl sink unit with mixer tap and drainer, range of matching wall and base units, space for fridge/freezer, electric cooker point, radiator, doorway into the hall.

UTILITY ROOM: 9' 9" x 5' 6" (2.97m x 1.68m) Double glazed door to the rear, stainless steel sink with mixer tap and drainer, complementary tiling, radiator, range of wall and base cupboards, wall mounted boiler.

CLOAKROOM: Low level w.c., wash hand basin, opaque double glazed window to the side, tiled flooring, complementary tiling to the walls, radiator.

FIRST FLOOR LANDING: Window to the side, access to the loft.

BEDROOM ONE: 16' 11" x 12' 7" (5.16m x 3.84m) Double glazed window to the front, double glazed window to the front, range of built in wardrobes, radiator.

ENSUITE BATHROOM: Panelled bath with hand grips, separate shower cubicle, low level w.c., wash hand basin, opaque double glazed window to the front, extractor fan, heated towel rail.

BEDROOM TWO: 10' 1" x 9' 9" (3.07m x 2.97m) Double glazed window to the rear with pleasant outlook over the garden, built in wardrobe, radiator.

BEDROOM THREE: 9' 10" x 8' 4" (3.00m x 2.54m) Window to the rear with pleasant outlook over the garden, radiator.

BEDROOM FOUR: 9' 9" x 7' 5" (2.97m x 2.26m) Window to the front, radiator, built in storage over the stairwell.

SHOWER ROOM: 7' 2" x 5' 5" (2.18m x 1.65m) Shower cubicle, low level w.c., wash hand basin, double glazed window to the rear with pleasant outlook, heated towel rail, radiator, fully tiled walls, extractor fan.

OUTSIDE: The property is approached via a driveway with ample parking and turning space. To the front there is a covered paved patio and a garden laid to lawn with mature plants and shrubs with wall and hedge surround.

DETACHED GARAGE: Up and over door with power and light, wooden storage shed attached.

The rear garden is fully enclosed with a high wall surround offering a good degree of privacy and protection, paved patio area, garden laid to lawn, mature plants and shrubs including two palm trees.

AGENTS NOTE: There are solar panels fitted to the front of the roof which are owned by the vendor, saving on electricity costs and receiving a return. We checked the phone signal for EE which was adequate. We understand from 'USwitch' that Fibre Broadband is available to the property. The property is constructed of block under a tiled roof.

SERVICES: Mains water, gas, electricity and drainage.

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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