



Crimond 6 Golden Sands  
Bungalows, Guildford Road,  
Hayle, Cornwall, TR27 4RE









**CRIMOND 6 GOLDEN SANDS BUNGALOWS, GUILDFORD ROAD, HAYLE, CORNWALL, TR27 4RE**

**GUIDE PRICE £185,000 FREEHOLD**

A two bedroom mid terrace bungalow, in a level location, is offered to the market with no onward chain. An early appointment to view is essential.

**\* TWO DOUBLE BEDROOMS \* SHOWER ROOM \***

**\* LOUNGE \* KITCHEN \* DOUBLE GLAZING \* FRONT AND REAR GARDENS \***

**\* PRIVATE PARKING \* NO ONWARD CHAIN \***

**\* EPC = E \* COUNCIL TAX BAND = B \* APPROXIMATELY 59 SQUARE METRES \***

A mid terrace two bedroom bungalow with good size front garden, enclosed courtyard to the rear and private parking, on the outskirts of the town within close proximity of the shops, amenities and the three miles of golden sand. The property is offered to the market with no onward chain and enjoys a spacious lounge, kitchen and shower room, plus the two double bedrooms.

Double glazed door to:

**LOBBY:** With door to:

**LOUNGE:** 16' 9" x 12' 9" (5.11m x 3.89m) Double glazed window to the front, storage heater, wall mounted electric fire.

**INNER HALL:** With cupboard housing the hot water boiler.

**KITCHEN:** 12' 7" x 5' 4" (3.84m x 1.63m) Double glazed window to the front, wall and base cupboards, one and a half bowl stainless steel sink unit with mixer tap and drainer, plumbing for washing machine, space for the fridge/freezer, complementary tiling.

**BEDROOM ONE:** 12' 9" x 8' 11" (3.89m x 2.72m) Double glazed window to the rear, wall mounted electric heater.

**BEDROOM TWO:** 15' 8" x 7' 4" (4.78m x 2.24m) With storage heater, double glazed window to the rear and sides, double glazed door to the outside.

**SHOWER ROOM:** 9' 9" x 5' 4" (2.97m x 1.63m) Wall mounted electric shower, heated towel rail, vanity sink unit with storage under, low level WC, opaque double glazed window to the rear, Dimplex wall mounted heater.

**OUTSIDE:** To the front of the property the garden is laid to lawn with mature plants and shrubs, outside tap, gravelled area for parking plus a further numbered private parking space as you enter from Guildford Road. To the rear of the property, the garden is paved for ease of maintenance, useful storage shed and gated pedestrian rear access.

**AGENTS NOTE:** We understand from the Openreach website that Ultrafast Fibre Broadband (FTTP) should be available at the property. We tested the phone signal for EE which was good. The property is constructed of block under a flat roof.

**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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