



Marshall's
ESTATE AGENTS



3 Chins Field Close, Hayle, Cornwall, TR27
4FJ







3 CHINS FIELD CLOSE, HAYLE, CORNWALL, TR27 4FJ

GUIDE PRICE £205,000 LEASEHOLD

A second floor two bedroom beautifully presented modern flat, situated on the outskirts of the popular town of Hayle.

*** TWO DOUBLE BEDROOMS * OPEN PLAN LIVING ROOM/KITCHEN ***

*** FULLY FITTED BATHROOM * TWO PARKING SPACES * COMMUNAL BIN, STORE AND SHED ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING * CONVENIENT LOCATION ***

*** EPC = B * COUNCIL TAX BAND = A * APPROXIMATELY 63 SQUARE METRES ***

A beautifully presented, modern, second floor built flat, offering spacious accommodation to comprise of two double bedrooms, open plan living room/kitchen, bathroom and large areas of large cupboard space. The property enjoys allocated parking for two vehicles and use of communal bin stores and storage shed. This flat is presented to a high standard by the present vendors and is situated in a modern development just on the outskirts of the town of Hayle with all its amenities.

Main entrance hall into:

COMMUNAL HALLWAY: Stairs rising, door into:

FLAT 3

MAIN HALLWAY: Intercom system, radiator, two large walk in cupboards, doors to:

OPEN PLAN LIVING ROOM/KITCHEN: 22' 6" x 12' 8" (6.86m x 3.86m) Three double glazed windows (all with fitted blinds and curtains), two radiators, TV and satellite point, smoke alarm, BT broadband point. The kitchen area is fitted with a range of base and wall units with roll top worksurface over, combination boiler supplying hot water and central heating, electric cooker, gas hob, space for washing machine and fridge/freezer, extractor fan.

BEDROOM ONE: 12' 6" x 9' 4" (3.81m x 2.84m) Double glazed window with views across the town, radiator, telephone and TV point, walk in wardrobe.

BEDROOM TWO: 12' 6" x 7' 0" (3.81m x 2.13m) Double glazed window, radiator, TV and telephone point.

BATHROOM: Radiator, pedestal wash hand basin, shaver point, WC, panelled bath with gas shower over, extractor fan.

OUTSIDE: There is allocated parking for two vehicles and the use of both, a communal bin store and storage shed.

DIRECTIONS: From the Copper House in Hayle turn right into Chapel Lane, proceed under the railway line whereby Chins Field Close can be found on your right hand side.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach Website that Super Fast Broadband is available to the property. We tested the phone signal for O2 which was good. The property is constructed of cavity wall, concrete block under a tiled roof.

CHARGES: Ground rent: £275.00 pa and Service charge: £1,200.00 pa

LEASE: The remainder of 999 years set on the 01/01/2016.

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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