

50 Guildford Road, Hayle,  
Cornwall, TR27 5HU

 **Marshall's**  
ESTATE AGENTS

















**50 GUILDFORD ROAD, HAYLE, CORNWALL, TR27 5HU**

**GUIDE PRICE £325,000**

This three bedroom end of terrace family home offers a well equipped kitchen, a separate dining room and lounge, with three bedrooms and bathroom on the first floor. With air source heat pump heating and double glazed throughout, the property has been updated but still offers some original charm and character. Offered to the market with no onward chain, a viewing is essential.

**\* NEWLY RENOVATED THROUGHOUT \* THREE BEDROOMS \* KITCHEN \***

**\* SEPARATE DINING ROOM \* LOUNGE \* FIRST FLOOR BATHROOM \***

**\* GOOD SIZE REAR GARDEN \* DOUBLE GLAZING \* AIR SOURCE HEAT PUMP \***

**\* NO ONWARD CHAIN \* VIEWING ESSENTIAL \* EPC = E \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 80 SQUARE METRES \***

A beautifully presented three bedroom end of terrace family home on the edge of town, within easy reach of the local shops and amenities and the three miles of golden sands. The property benefits from a larger than average rear garden and has been thoroughly updated by the present owner. Offering spacious accommodation throughout we highly recommend an early appointment to view.

Double glazed door from the rear to the:

**KITCHEN:** 12' 8" x 7' 9" (3.86m x 2.36m) With tiled flooring, double glazed window to the front and side, both with deep tiled sills, stainless steel sink with mixer tap and drainer, electric oven and hob, stainless steel extractor hood, a range of matching base and wall mounted cupboards, one concealing the hot water cylinder, integrated fridge freezer, access to the loft, complementary tiling, opening to the:

**DINING ROOM:** 15' 6" x 9' 6" (4.72m x 2.90m) With two double glazed windows to the rear, both with deep sills, beamed ceiling.

**LOUNGE:** 14' 6" x 11' 11" (4.42m x 3.63m) Double glazed window to the front with deep sill, double glazed door to front, electric fire with ornated hearth and surround, beamed ceiling, staircase rising.

**FIRST FLOOR SPLIT LANDING:** With access to the loft.

**BEDROOM ONE:** 12' 4" x 9' 9" (3.76m x 2.97m) Double glazed window to the front with deep sill.

**BEDROOM TWO:** 9' 8" x 8' 11" (2.95m x 2.72m) Double glazed window to the rear with deep sill, access to the loft.

**BEDROOM THREE:** 7' 1" x 5' 10" (2.16m x 1.78m) Double glazed window to the front with deep sill.

**BATHROOM:** 6' 6" x 6' 6" (1.98m x 1.98m) Panelled bath with separate shower over, low level WC, vanity sink unit with storage under, heated towel rail, fully tiled walls and flooring, opaque double glazed window to the rear with deep sill, shaver socket and light, extractor fan.

**OUTSIDE:** To the front of the property, paved small courtyard area with wall surround. To the rear of the property, there is a small courtyard with the neighbours having a right of pedestrian access across, outside tap. Steps from here lead up to the private garden, which is a very good size, laid to lawn with fence boundaries.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband might be available to the property. We tested the mobile phone signal for O2 which was adequate. The property is constructed of block under a tiled roof.

**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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