

Woodland Cottage, Townshend,
Hayle, TR27 6AF









WOODLAND COTTAGE, TOWNSHEND, HAYLE, TR27 6AF

GUIDE PRICE £310,000 FREEHOLD

Viewing is highly recommended for this three bedroom semi-detached cottage, requiring some updating but offering spacious accommodation throughout. Viewing essential.

- * **THREE BEDROOMS * FIRST FLOOR STUDY * GROUND FLOOR BATHROOM ***
- * **KITCHEN * SEPARATE DINING ROOM * LOUNGE * SUN ROOM ***
- * **DOUBLE GLAZING * AIR SOURCE HEAT PUMP * AMPLE PARKING * GARAGE ***
- * **ENCLOSED GARDEN * FAR REACHING RURAL VIEWS TO THE REAR ***
- * **VIEWING ESSENTIAL * EPC = F * COUNCIL TAX BAND = D ***
- * **APPROXIMATELY 126 SQUARE METRES ***

A three-bedroom semi-detached cottage, enjoying far-reaching rural views to the rear, private parking and garage, with spacious accommodation throughout. The property has an air-source heat pump and has had some replastering done internally. The property does require further updating but has adaptable accommodation to include a study on the first floor, ground floor bathroom and two staircases to the first floor. A good size garden to the rear and located in this popular village within easy reach of local towns and the main A30.

Double glazed door to the side to:

HALLWAY: Radiator.

BATHROOM: With opaque double glazed window to the rear, panel bath with hand grips, wash hand basin, low level WC, separate shower cubicle, radiator, fully tiled walls and flooring.

KITCHEN: 13' 0" x 12' 2" (3.96m x 3.71m) Glazed window to the rear enjoying superb rural views, a range of base and wall mounted cupboards, electric oven and hob, extractor fan, plumbing for the washing machine, complementary tiling, radiator, built in dresser style storage, tiled floor, opening to the:

DINING ROOM: 13' 6" x 9' 8" (4.11m x 2.95m) Double glazed windows to the side and rear, radiator, understairs storage, staircase rising to one bedroom.

SUN ROOM: 8' 3" x 7' 11" (2.51m x 2.41m) With tiled floor enjoying far-reaching rural views, double glazed door and panels to the rear.

LOUNGE: 23' 9" x 11' 4" (7.24m x 3.45m) Staircase rising, double glazed door to the front, two double glazed windows to the front with deep sills, two radiators, door to the sun room and kitchen, wood burner on slate hearth, beamed ceiling.

FIRST FLOOR LANDING

BEDROOM ONE: 15' 3" x 8' 6" (4.65m x 2.59m) With access to the loft, two radiators, double glazed window to the front, built in wardrobe, door to:

BEDROOM TWO: 13' 4" x 9' 5" (4.06m x 2.87m) (has it's own staircase from the dining room) With double glazed window to the side, Velux window, radiator.

EN SUITE: Low level WC, vanity sink unit, porthole window to the side, complementary tiling.

STUDY: 9' 2" x 8' 8" (2.79m x 2.64m) Double glazed window to the rear, radiator, built in wardrobe, water system.

BEDROOM THREE: 8' 6" x 8' 2" (2.59m x 2.49m) Double glazed window to the front with deep sill, Velux window to the front, radiator, built in wardrobe range.

OUTSIDE: Driveway with parking for several vehicles leading to:

GARAGE: 18' 8" x 17' 3" (5.69m x 5.26m) (In need of attention) Windows to both sides, power and light.

The side and rear gardens, there are two paved patio areas, garden laid to lawn with mature plants and shrub borders, hedge and fence boundaries, a raised fish pond, air source heat pump, outside tap.

SERVICES: Septic tank drainage, mains water (not metered), mains electricity.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for EE which was poor. The property is built of granite under a slate 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
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Carbis Bay
01736 795040

Camborne
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Lettings
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