



32 Trevannon Lane, Connor  
Downs, Hayle, Cornwall, TR27  
5DL









**32 TREVARNON LANE, CONNOR DOWNS, HAYLE, CORNWALL, TR27 5DL**

**GUIDE PRICE £420,000 FREEHOLD**

This four bedroom detached, older style, non estate property benefits from gas central heating, a heat exchange, solar panels and a good size conservatory. Two of the four bedrooms have dressing rooms. Some updating is required. Viewing essential.

**\* LOUNGE \* SEPARATE DINING ROOM \* KITCHEN \* CONSERVATORY \* UTILITY ROOM \***

**\* GROUND FLOOR SHOWER ROOM \* FIRST FLOOR BATHROOM \***

**\* DOUBLE GLAZING \* HEAT EXCHANGE AND SOLAR PANELS \* AMPLE PARKING \***

**\* OVERGROWN GARDEN \* NO ONWARD CHAIN \***

**\* EPC = D \* COUNCIL TAX BAND = D \* APPROXIMATELY 138 SQUARE METRES**

This four bedroom detached residence is located on the edge of the this popular village within close proximity of the school, doctors surgery and shop. The property does require some updating, offering spacious adaptable accommodation throughout and retains many original features. With private parking for several vehicles, garage and gardens (currently overgrown), is offered to the market with no onward chain.

Door to:

**ENTRANCE LOBBY:** 10' 4" x 8' 6" (3.15m x 2.59m) With radiator, tiled floor, door to:

**DINING ROOM AND CONSERVATORY:** 18' 6" x 5' 2" (5.64m x 1.57m) With tiled flooring, wall mounted boiler.

**DINING ROOM:** 11' 1" x 10' 8" (3.38m x 3.25m) Radiator, double glazed window to the front with deep sill, tiled floor, beamed ceiling, door to the:

**HALLWAY**

**KITCHEN:** 11' 9" x 11' 6" (3.58m x 3.51m) Double glazed window to the rear with deep sill, tiled floor, stainless steel sink with mixer tap and drainer, a range of wall and base units, Rayburn.

**REAR LOBBY:** With tiled floor and door to the rear.

**UTILITY ROOM:** 8' 7" x 6' 6" (2.62m x 1.98m) With plumbing for washing machine, sink (separate WC), shower, door to the conservatory, radiator.

**LOUNGE:** 21' 10" x 13' 9" (6.65m x 4.19m) Window to the rear, front and side, all with deep sills, beamed ceiling, wood burner on slate hearth, wooden mantle, radiator, understairs storage. Door to:

**HALLWAY:** Double glazed emergency door to the front.

**FIRST FLOOR LANDING:** With radiator, access to the loft with pull down ladder.

**BEDROOM ONE:** 11' 1" x 9' 5" (3.38m x 2.87m) Window to the front with deep sill, radiator.

**BEDROOM TWO:** 11' 10" x 9' 2" (3.61m x 2.79m) Window to the rear, deep sill, radiator.

**BEDROOM THREE:** 11' 4" x 11' 0" (3.45m x 3.35m) Window to the front with deep sill, radiator.

**DRESSING ROOM:** 10' 0" x 8' 2" (3.05m x 2.49m) Window to the front with deep sill, radiator.

**BEDROOM FOUR:** 10' 2" x 8' 11" (3.10m x 2.72m) Double glazed window to the rear with deep sill, radiator.

**DRESSING ROOM:** 9' 7" x 8' 2" (2.92m x 2.49m) Radiator, double glazed window to the rear.

**BATHROOM:** 7' 6" x 7' 0" (2.29m x 2.13m) Panelled bath with shower attachment, hand grips, bidet, low level WC, wash hand basin, radiator, fully tiled walls, window to the rear with deep sill, shaver socket and light, airing cupboard housing the hot water cylinder.

**OUTSIDE:** Double wooden gates lead onto the driveway with parking for several vehicles leading to garage with electric up and over door, power and light. There is a pathway that leads all around the property, further pedestrian gateway to the road. The garden is predominately to the side of the property, currently overgrown. To the rear of the property is a cobbled patio area and the heat exchange system.

**SERVICES:** Mains electricity, gas, water and drainage. Solar panels roof.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband is available (FTTC) to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed of granite under a tiled 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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