



31 Baileys Meadow, Hayle,
Cornwall, TR27 4FA



ESTATE AGENTS
Marshall's







31 BAILEYS MEADOW, HAYLE, CORNWALL, TR27 4FA

GUIDE PRICE £550,000 FREEHOLD

The property offers spacious accommodation throughout with gas central heating and double glazing. An early viewing of this five bedroom property is highly recommended.

*** DETACHED RESIDENCE * FIVE BEDROOMS WITH TWO BEING ENSUITE ***

*** KITCHEN / DINING ROOM * LOUNGE * SNUG * STUDY * FAMILY BATHROOM ***

*** GROUND FLOOR BATHROOM * DOUBLE GARAGE * UTILITY ROOM * ENCLOSED GARDEN ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING * VIEWING HIGHLY RECOMMENDED ***

*** EPC = B * COUNCIL TAX BAND = E * APPROXIMATELY 161 SQUARE METRES ***

A beautifully presented five bedroom detached residence in this popular location on the edge of the town. Two bedrooms having enSuites and spacious accommodation on the ground floor with a double garage and enclosed garden to the rear within easy reach of the towns amenities and the three miles of golden sand including Gwithian and Godrevy beaches.

DOUBLE GLAZED DOOR TO:

HALLWAY: Staircase rising with storage under, radiator.

LOUNGE: 15' 1" x 12' 8" plus bay window (4.60m x 3.86m) Double glazed bay window, radiators.

KITCHEN / DINING ROOM: 20' 4" x 12' 2" (6.20m x 3.71m) Double glazed windows and French doors, range of matching base and wall mounted cupboards, stainless steel sink with built in oven and gas hob with extractor hood over, integrated dishwasher and fridge/freezer.

UTILITY ROOM: Range of base and wall mounted units, stainless steel sink, space and plumbing for washing machine, storage cupboard, radiator.

SNUG: 12' 2" x 10' 2" (3.71m x 3.10m) Double glazed window, radiator.

CLOAKROOM: Double glazed opaque window, wash hand basin, low level w.c., radiator.

STUDY: 9' 10" x 8' 0" (3.00m x 2.44m) Double glazed window, radiator.

FIRST FLOOR LANDING: Access to the loft, radiator.

BEDROOM ONE: 20' 1" narrowing to 15' 1" x 11' 4" (6.12m - 4.60m x 3.45m)
Double glazed windows, built in wardrobes, radiators.

ENSUITE: Opaque double glazing window, oversized shower enclosure with mixer shower, low level w.c., wash hand basin, radiator, extractor fan.

BEDROOM TWO: 12' 2" x 10' 3" (3.71m x 3.12m) Double glazed windows, radiator.

ENSUITE: Shower enclosure with mixer shower, low level w.c., wash hand basin, heated towel rail, extractor fan.

BEDROOM THREE: 9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window, radiator.

BEDROOM FOUR: 10' 1" x 9' 0" (3.07m x 2.74m) Double glazed window, radiator.

BEDROOM FIVE: 11' 9" x 10' 6" narrowing to 7' 10" (3.58m - 2.39m x 3.20m) Double glazed window, radiator.

FAMILY BATHROOM: Opaque double glazed window, panelled bath with mixer shower over, low level w.c., wash hand basin, heated towel rail, extractor fan.

OUTSIDE: The front garden is mainly laid to lawn with a hedge surround. A wooden fence separates the front and rear gardens with the rear garden being enclosed with wall, fence and hedges being mainly laid to lawn with a raised patio area. From here steps lead to the pedestrian access to parking area and:

GARAGE: 18' 4" x 18' 3" (5.59m x 5.56m) Power and light.

MAINTENANCE: There is a maintenance charge of £67.32 paid six monthly for maintenance of the whole development.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed of: TBC

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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