



13 Forth An Tewennow, Phillack  
Hayle, Cornwall, TR27 4QE















**13 FORTH AN TEWENNOW, PHILLACK HAYLE, CORNWALL, TR27 4QE**

**GUIDE PRICE £350,000 FREEHOLD**

A two bedroom detached bungalow in this popular location with gas central heating, double glazing, private parking, garage, front and rear gardens. Viewing is essential.

**\* TWO BEDROOMS \* WELL-EQUIPPED KITCHEN \* LOUNGE/DINER \* SHOWER ROOM \***

**\* DRIVEWAY PARKING \* GARAGE \* FRONT AND REAR GARDENS \***

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 47 SQUARE METRES \***

A beautifully presented two bedroom detached bungalow with driveway parking, garage and enclosed rear garden. The present vendor has updated and improved the property to offer light and spacious accommodation throughout which can only be fully appreciated by making an appointment to view. Located in a cul-de-sac of similar properties on the edge of the popular village of Phillack, on the edge of the town of Hayle, within close proximity to the three miles of Golden Sands, shops and amenities. The present vendor currently holiday lets the property, so for those looking for an investment or a permanent residence, an early appointment is essential.

Double glazed door to:

**HALLWAY:** Door to:

**KITCHEN:** 9' 7" x 6' 7" (2.92m x 2.01m) Double glazed window to the front, wall mounted gas boiler, sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, matching range of wall and base cupboards, electric oven and hob, space for the fridge/freezer, complementary tiling.

**LOUNGE/DINER:** 14' 3" x 11' 7" (4.34m x 3.53m) Double glazed window to the front enjoying views over Hayle to the surrounding countryside, radiator.

**INNER HALLWAY:** With access to the loft.

**BEDROOM ONE:** 13' 5" x 9' 3" (4.09m x 2.82m) With patio doors to the rear, radiator.

**BEDROOM TWO:** 8' 11" x 7' 1" (2.72m x 2.16m) Radiator, double glazed window to the rear.

**SHOWER ROOM:** 6' 7" x 5' 7" (2.01m x 1.70m) With shower cubicle, heated towel rail, vanity sink unit with storage under, low level WC, opaque double glazed window to the side, extractor fan.

**OUTSIDE:** To the front of the property is a garden laid to lawn with plant and shrub border, driveway with parking leading to garage with up and over door, power and light and courtesy door to rear. The rear garden steps up to the lawn with plant and shrub borders and a gate leading around to the front. The rear garden is fully enclosed with a wall surround, offering a high degree of privacy and protection, ideal for al fresco dining and a useful storage shed.

**ANGETS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the phone signal for EE which was very good. The property is constructed of timber frame 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.

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