



Tree Tops, 43 Fore Street, Hayle,
Cornwall, TR27 4DX









TREE TOPS, 43 FORE STREET, HAYLE, CORNWALL, TR27 4DX

GUIDE PRICE £245,000 LEASEHOLD

*** FOUR BEDROOMS * SHOWER ROOM * BATHROOM * KITCHEN * LOUNGE ***

*** SEPARATE DINING ROOM * BALCONY * COURTYARD GARDEN ***

*** LEASEHOLD (OWNS FREEHOLD) * PRIVATE PARKING FOR TWO VEHICLES ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING (RADIATORS WHERE SPECIFIED) ***

*** VIEWING ESSENTIAL * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 136 SQUARE METRES ***

This four bedroom maisonette, located in the heart of Hayle, within close proximity of shops and amenities, is offered to the market with private parking for two vehicles, balcony and courtyard garden. The property offers spacious accommodation and can only be fully appreciated by making an appointment to view. Located within the Copperhouse area of Hayle and with easy reach of Copperhouse Pool and the three miles of golden sands. Good transport links, including bus and rail, an early appointment to view is essential to avoid disappointment.

Door to:

HALLWAY: With tiled floor, staircase rising.

UTILITY ROOM: 9' 10" x 7' 5" (3.00m x 2.26m) plus recess. Plumbing for washing machine, wall mounted boiler, tiled flooring, double glazed window to the side.

FIRST FLOOR LANDING: With radiator.

LOUNGE: 18' 10" x 9' 10" (5.74m x 3.00m) Two double glazed windows to the side, patio doors to balcony, radiator.

DINING ROOM: 14' 0" x 7' 6" (4.27m x 2.29m) Double glazed windows to the side and rear, open to the:

KITCHEN: 11' 10" x 10' 3" (3.61m x 3.12m) One and a half bowl sink unit with mixer tap and drainer, gas and electric cooker point, stainless steel extractor hood, range of base and wall mounted cupboards, space for the fridge/freezer.

INNER HALLWAY: With large storage cupboards, radiator.

SHOWER ROOM: With shower cubicle, wash hand basin, low level WC, double glazed window to the side, complementary tiling, shaver socket, extractor fan, heated towel rail.

BATHROOM: 9' 10" x 7' 9" (3.00m x 2.36m) Panelled bath with hand grips, low level WC, wash hand basin, separate shower cubicle, double glazed window to the side, tiled flooring, complementary tiling to the walls, extractor fan, access to the loft, heated towel rail.

BEDROOM ONE: 18' 3" x 9' 2" (5.56m x 2.79m) plus further area 9' 9" x 4' 3" (2.97m x 1.30m) With double glazed windows to the rear and front with views to Copperhouse Pool, radiator.

BEDROOM TWO: 14' 2" x 7' 10" (4.32m x 2.39m) Window to the front with glimpses of Copperhouse Pool, double glazed window to the front, radiator.

BEDROOM THREE: 12' 1" x 10' 5" (3.68m x 3.17m) Window to the front, radiator, walk in wardrobe

BEDROOM FOUR: 12' 5" x 9' 8" (3.78m x 2.95m) Window to the front, radiator, built in wardrobe.

OUTSIDE: The balcony has steps down to the courtyard style garden with useful storage shed. As you approach the property, there is a covered storage area. There is private parking for two vehicles.

NB: This property is leasehold and vendors have just secured the freehold of the whole building. Building insurance is half each, split with the Post Office and 50/50 on any maintenance charges.

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