



11 Saltings Reach, Lelant, Hayle,
Cornwall, TR27 6GH







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GUIDE PRICE £425,000 FREEHOLD

*** THREE BEDROOMS (ONE ENSUITE) * FIRST FLOOR BATHROOM ***

*** GROUND FLOOR CLOAKROOM / UTILITY ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM * GARAGE * PARKING ***

*** GARDENS TO THREE SIDES * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** EPC = C * COUNCIL TAX BAND = C * APPROXIMATELY 93 SQUARE METRES ***

Situated in the ever popular Lelant, this three bedroom semi detached property offers modern accommodation to comprise of an open plan living/kitchen/dining room and utility/cloakroom on the ground floor. On the first floor there are three bedrooms, one being ensuite, and a family bathroom. Externally there is a pretty garden area to the front with side access into the rear garden being laid to lawn and patio with storage area behind the garage. There is gated access to the parking space to the rear and a single garage with storage above. We would highly recommend an early appointment to view to fully appreciate the property.

DOUBLE GLAZED DOOR AND SIDE PANEL INTO:

ENTRANCE HALL: Coat hanging space, stairs rising with cupboard under, vinyl flooring, radiator, controls for burglar alarm.

LIVING AREA: 17' 4" x 11' 2" (5.28m x 3.40m) Double glazed sash window to the front, gas fire with surround and mantle over, radiator, vinyl flooring. Open plan to:

KITCHEN / DINING AREA: 18' 2" x 10' 0" (5.54m x 3.05m) Range of base and wall mounted units with work surface and tiling over, one and a half bowl stainless steel sink unit with mixer tap and drainer, built in double oven, dishwasher, fridge and freezer, four ring gas hob with extractor hood over, double glazed sash window and double glazed doors to rear garden, radiator.

CLOAKROOM / UTILITY: 6' 6" maximum x 5' 9" (1.98m x 1.75m) Low level w.c., radiator, double glazed window to the side, wash hand basin with tiled splashback and mirror over, cupboard housing wall mounted gas boiler, plumbing for washing machine, space and vent for tumble dryer.

FIRST FLOOR

LANDING: Access to loft (partly boarded with pull down ladder), built in storage cupboard, radiator.

BEDROOM ONE: 11' 3" x 10' 10" plus door recess (3.43m x 3.30m) Double glazed sash window to the front, built in cupboard with hanging rail and shelving, panelling to one wall, radiator.

ENSUITE: 6' 8" x 6' 4" maximum (2.03m x 1.93m) Mains double size shower cubicle with tiled walls, heated towel rail, pedestal wash hand basin with tiled splashback, mirror over and cupboard under, low level w.c with concealed cistern, double glazed window to the front, tiled flooring, extractor fan.

BEDROOM TWO: 10' 1" x 9' 10" (3.07m x 3.00m) Double glazed sash window to the rear, radiator.

BEDROOM THREE: 10' 0" x 7' 11" (3.05m x 2.41m) Double glazed sash window to the rear, radiator.

FAMILY BATHROOM: 6' 2" x 5' 8" (1.88m x 1.73m) Panelled bath with tiled wall, glazed screen and mains shower over, pedestal wash hand basin with tiled splashback, mirror over and cupboard under, low level w.c. with concealed cistern, heated towel rail, tiled flooring, extractor fan, shaver socket.

OUTSIDE: To the front of the property there is a pretty garden with mature plants, shrubs and tree. The garden wraps around to the side with gated access into a further area laid to lawn and the rear is again laid to lawn and patio with storage area to the rear of the garage. Gated access lead to a parking space to the rear of the property leading to:

GARAGE: 15' 10" x 8' 10" (4.83m x 2.69m) Up and over door, double glazed window and pedestrian door to the side, power and light, storage above.

AGENTS NOTE: We checked the phone signal with EE which was good. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. The property is constructed of block under a tiled roof. There is a service charge of £110 per annum for upkeep of communal areas.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction onto Hayle Causeway. Before reaching the roundabout take the right hand slip way towards Lelant turning right after Birdies Bistro into Saltings Reach. Continue straight through towards the car park whereby the property is the last on the left hand side as indicated by a Marshall's for sale board.

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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01736 360203

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