



56 Turnpike Road, Connor Downs,
Hayle, Cornwall, TR27 5DT









56 TURNPIKE ROAD, CONNOR DOWNS, HAYLE, CORNWALL, TR27 5DT

GUIDE PRICE £300,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE/DINER * SEPARATE KITCHEN ***

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

*** DOUBLE GLAZING * GAS CENTRAL HEATING * VIEWING ESSENTIAL ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 85 SQUARE METRES ***

A beautifully presented three bedroom end of terrace home, centrally located within this popular village, close to all the local amenities, including shop, school and doctors surgery. Within a short drive to the 3 miles of Golden Sands at Hayle, Godrevy, Gwithian and the coastal footpath. The property enjoys an enclosed garden laid to lawn to the rear, with a ground floor bathroom and first floor shower room. A good size family home that can only be fully appreciated by making an appointment to view.

UPVC DOUBLE GLAZED DOOR TO:

HALLWAY: With radiator, smoke alarm and fuse box.

LOUNGE/DINER: Two distinct areas:

LOUNGE: 13' 8" x 11' 6" (4.17m x 3.51m) Sash UPVC double glazed window to the front, radiator, TV point, laminated flooring.

DINING AREA: 18' 3" x 10' 3" (5.56m x 3.12m) Wooden window to the rear, radiator, alcove storage housing gas combi boiler, laminated flooring.

KITCHEN: 11' 4" x 9' 10" (3.45m x 3.00m) Radiator, UPVC door to the rear and windows overlooking the rear garden, fitted kitchen with a range of wall and base units, inset gas hob, extractor fan, composite one and a half bowl sink unit with drainer, space for washing machine and dishwasher, space for fridge/freezer, tiled floor.

BATHROOM: 7' 2" x 5' 3" (2.18m x 1.60m) Opaque UPVC double glazed window, white suite comprising bath with glass screen, mains rainfall shower head, vanity wash hand basin with storage under, low level WC, radiator, extractor fan, tiled floor.

FIRST FLOOR LANDING: Radiator, loft hatch (insulated).

BEDROOM ONE: 12' 8" x 10' 1" (3.86m x 3.07m) UPVC double glazed sash window, laminated floor.

BEDROOM TWO: 12' 0" x 9' 11" (3.66m x 3.02m) UPVC double glazed window, TV point, radiator.

BEDROOM THREE: 7' 11" x 6' 10" (2.41m x 2.08m) UPVC double glazed window, TV point.

SHOWER ROOM: 5' 3" x 4' 6" (1.60m x 1.37m) UPVC double glazed window, shower cubicle with mains rainfall shower head, pedestal wash hand basin, low level WC, mirrored cupboard, column radiator, tiled floor.

OUTSIDE: To the front of the property there is a small garden which is gravelled for ease of maintenance. The rear garden is fenced to offer a high degree of privacy, predominantly laid to lawn with a patio area and a summerhouse, outside tap, gate to side access.

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of block under a tiled roof. We checked the phone signal with EE which was good.

SERVICES: Mains electricity, gas, water and drainage.

DIRECTIONS: via "What3Words" app: ///year.windows.interacts

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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