



16 Copper Terrace, Hayle,  
Cornwall, TR27 4EB









**16 COPPER TERRACE, HAYLE, CORNWALL, TR27 4EB**

**GUIDE PRICE £325,000 FREEHOLD**

**\* THREE BEDROOMS \* LOUNGE \* KITCHEN / DINER \***

**\* GROUND FLOOR BATHROOM \* GAS CENTRAL HEATING \***

**\* PARKING FOR SEVERAL VEHICLES \* VIEWING ESSENTIAL \***

**\* EPC = C \* COUNCIL TAX BAND = B \* APPROXIMATELY 88 SQUARE METRES \***

A three bedroom mid terrace older style family home, within easy reach of the Copperhouse shops and amenities, the three miles of Golden Sands and Copperhouse Pool. Benefitting from parking for two vehicles to the rear, light and spacious accommodation, which can only be fully appreciated by making an appointment to view.

Half glazed UPVC door into:

**PORCH:** With fuse box, electric meter, glazed door into:

**HALLWAY:** Radiator.

**LOUNGE:** 14' 3" x 9' 8" (4.34m x 2.95m) Bay window to the front, UPVC double glazed window with wooden shutters, feature fireplace with inset gas fire, stone surround and wooden mantle over, aerial point, telephone point.

**KITCHEN/DINER:** 10' 11" x 7' 11" (3.33m x 2.41m) Alcove with built in storage, laminate floor, radiator, UPVC double glazed door to rear, range of wall mounted and base cupboards, space for free standing cooker, one and a half bowl stainless steel sink and drainer, extractor fan, space for undercounter fridge and freezer, space and plumbing for washing machine, space for dishwasher, Baxi gas combi boiler, aerial point, tiled floor, folding door into:

**REAR LOBBY:** Understairs storage and thermostat.

**BATHROOM:** 10' 11" x 7' 9" (3.33m x 2.36m) Opaque UPVC double glazed window, white suite comprising double shower with electric shower, inset jacuzzi bath, vanity wash hand basin with storage under, fitted low level WC, bidet, tiled floor, heated towel rail, extractor fan.

**FIRST FLOOR LANDING:** Thermostat, UPVC double glazed window overlooking the rear garden, smoke alarm, loft hatch.

**BEDROOM ONE:** 11' 3" x 9' 11" (3.43m x 3.02m) UPVC double glazed window, decorative fire with wooden mantle, radiator.

**BEDROOM TWO:** 10' 11" x 10' 4" (3.33m x 3.15m) UPVC bay window to the front with wooden shutters overlooking the recreation ground to Phillack and the church, radiator.

**BDROOM THREE:** 9' 0" x 7' 1" (2.74m x 2.16m) UPVC double glazed window, radiator.

**OUTSIDE:** To the front there is a small garden laid to lawn with path leading to the property. To the rear there are two useful storage sheds, patio and a gate leading to parking area for two vehicles accessible to the rear lane, outside tap.

**SERVICES:** Mains electricity, gas, water and mains drainage.

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. The property is constructed of block under a tiled roof. We checked the phone signal with EE which was intermittent.

**DIRECTIONS:** Via "What3Words" app: [///village.textiles.weeknight](https://www.what3words.com/village.textiles.weeknight)

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

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**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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