



Marshall's  
ESTATE AGENTS



12 Westwood Park, Caroline Row,  
Hayle, Cornwall, TR27 4DS













**12 WESTWOOD PARK, CAROLINE ROW, HAYLE, CORNWALL, TR27 4DS**

**GUIDE PRICE £285,000 FREEHOLD**

- \* THREE BEDROOMS \* EN SUITE TO MASTER BEDROOM \***
- \* OPEN PLAN LIVING ROOM/KITCHEN/DINER \* FAMILY BATHROOM \* CLOAKROOM \***
- \* ALLOCATED PARKING SPACE \* BALCONY \* FENCED REAR GARDEN \***
- \* COMMUNAL GARDENS \* CLOSE TO MOST AMENITIES \***
- \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \* NO ONWARD CHAIN \***
- \* EPC = C \* COUNCIL TAX BAND = C \* APPROXIMATELY 87 SQUARE METRES \***

An extremely well presented three bedroom end of terrace family home located in a sought-after location, just a short distance away from Hayle town centre, along with most other amenities and the three miles of Golden Sands along the Godrevy coastline. The property has spacious accommodation over three floors, which would make an ideal family home, being offered for sale in good order throughout and really needs to be inspected to appreciate to the full. There is an easy to maintain garden, with shrubs, trees and plants along with a wooden balcony with storage underneath. There is access from the communal gardens to a parking area with one allocated parking space. Due to the popularity of these properties, we recommend an early appointment.

**ENTRANCE HALL:** Laminate flooring.

**CLOAKROOM:** White suite comprising low level WC, space for wash hand basin, tiled flooring, radiator.

**OPEN PLAN LIVING ROOM/KITCHEN/DINER:** 17' 7" x 12' 8" (5.36m x 3.86m)

**LIVING ROOM AREA:** Patio doors onto balcony, sash window with shutters, TV point, telephone point, laminate flooring, thermostat.

**KITCHEN AREA:** Stainless steel inset single drainer sink unit with cupboards below, range of base and wall mounted units, built in oven, four ring hob with extractor hood over, built in wine rack, space for fridge/freezer, space and plumbing for washing machine, cupboard housing combi central heating boiler, window with shutters.

**DINING AREA:** Laminate flooring, radiator, understairs storage cupboard. Stairs to:

**FIRST FLOOR LANDING:** Storage cupboard.

**BEDROOM ONE:** 11' 2" x 10' 8" (3.40m x 3.25m) TV point, radiator.

**BEDROOM TWO:** 10' 8" x 7' 10" (3.25m x 2.39m) Radiator.

**BATHROOM:** White suite comprising panelled bath with glazed screen and mixer tap, pedestal wash hand basin, low level WC, extractor fan, chrome towel rail.

Stairs from first floor landing to:

**SECOND FLOOR**

**MASTER BEDROOM:** 13' 0" x 7' 0" (3.96m x 2.13m) Far reaching views across the surrounding countryside, TV point, telephone point, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising glazed shower cubicle, pedestal wash hand basin, low level WC, tiled flooring, extractor fan.

**OUTSIDE:** Wooden balcony with storage underneath steps down to fenced garden which is low maintenance with various shrubs and plants and access to the parking area with one allocated parking space. To the front of the property is a communal garden.

**CHARGES:** Communal service charge of approximately £20 pcm which includes communal parking area lighting and the up keep of the communal gardens.

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

**DIRECTIONS:** Via "What3Words" app: ///sample.disco.commander

**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 good.

**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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