

44 Guildford Road, Hayle,  
Cornwall, TR27 5HU















**44 GUILDFORD ROAD, HAYLE, CORNWALL, TR27 5HU**

**GUIDE PRICE £360,000 FREEHOLD**

**\* THREE DOUBLE BEDROOMS \* LOUNGE WITH WOOD BURNER \***

**\* RECENTLY REFITTED KITCHEN/DINING ROOM \***

**\* GARDENS TO FRONT AND REAR \* OFF STREET PARKING \* DETACHED GARAGE \***

**\* POPULAR LOCATION \* CLOSE TO ALL AMENITIES \* EPC = D \***

**\* COUNCIL TAX BAND = D \* APPROXIMATELY 87 SQUARE METRES \***

A beautifully presented and recently renovated detached three bedroom bungalow, situated on the outskirts of Hayle, with all its amenities and the 3 miles of Golden Sands along the Godrevy coastline. The accommodation comprises of living room with wood burner, kitchen/dining room, three bedrooms, bathroom and separate shower room. There is off street parking for several vehicles leading to the detached garage and gardens to both the front and rear.

Glazed front door into:

**HALLWAY:** Radiator, laminate wood floor, loft hatch with pull down ladder (boarded and insulated, light and power, storage cupboard), door to:

**LIVING ROOM:** 18' 5" x 11' 9" (5.61m x 3.58m) UPVC patio doors into the garden, feature fireplace with stone mantle and surround, inset wood burner, radiator, wooden floors, TV and phone points, archway leads to:

**KITCHEN/DINING ROOM:** 14' 9" x 7' 1" (4.50m x 2.16m) Dual aspect UPVC windows, glazed door to rear garden, radiator, wooden floor, range of base and wall mounted units, induction hob, fitted oven, one and a half bowl stainless steel sink and drainer, worktops, space for upright freezer, cupboard housing oil combination boiler.

**BEDROOM ONE:** 11' 7" x 10' 3" (3.53m x 3.12m) UPVC double glazed window overlooking front garden, radiator.

**BEDROOM TWO:** 10' 3" x 8' 6" (3.12m x 2.59m) UPVC picture window overlooking rear garden, radiator.

**BEDROOM THREE:** 10' 3" x 10' 2" (3.12m x 3.10m) UPVC window overlooking rear garden, radiator.

**SHOWER ROOM:** White suite comprising corner shower cubicle with glass screen and electric shower, fitted low level WC, vanity wash hand basin, tiled floor, heated towel radiator, extractor fan.

**BATHROOM:** Tiled floor and walls, two UPVC windows, white suite comprising panelled bath with electric shower over, glass screen, pedestal wash hand basin, low level WC, extractor fan, heated towel radiator.

**OUTSIDE:** The property is approached over a driveway with parking for several vehicles, leading to the:

**GARAGE:** 17' 4" x 8' 8" (5.28m x 2.64m) Up and over door, workshop area, concrete floor, power and light, space and plumbing for washing machine and tumble dryer.

To the front of the property is a raised garden area laid to lawn. Gated access to both sides of the bungalow, lead to a fully enclosed rear garden, laid to granite chippings, patio and lawned area.

**SERVICES:** Mains water, electricity, drainage and oil fired heating.

**DIRECTIONS:** Via "What3Words" app: [///retrieves.equipment.river](https://www.what3words.com/retrieves.equipment.river)

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

**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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