



3 Piala Place, Ventonleague,
Hayle, Cornwall, TR27 4EU









3 PIALA PLACE, VENTONLEAGUE, HAYLE, CORNWALL, TR27 4EU

GUIDE PRICE £350,000 FREEHOLD

*** 2/3 BEDROOMS * OFF STREET PARKING * GARAGE * DOUBLE GLAZING ***

*** FRONT AND REAR GARDENS * FAR REACHING VIEWS ***

*** CUL-DE-SAC LOCATION * EPC = D * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 65 SQUARE METRES ***

A beautifully presented two/three bedroom detached bungalow situated in a cul-de-sac of similar properties within the town of Hayle and close to its local amenities and the stunning Godrevy coastline and its beaches. The accommodation comprises of living room, kitchen/breakfast room, two double bedrooms and dining room that could be used as bedroom three if needed. There is off street parking leading to the garage and gardens to both the front and rear, which the rear garden has far reaching views towards The Towans.

UPVC Double glazed door into:

HALLWAY: Radiator, laminate floor, access to loft, cupboard housing gas combi boiler, doors to:

LIVING ROOM: 15' 8" x 11' 1" (4.78m x 3.38m) UPVC bay window, radiator.

KITCHEN/BREAKFAST ROOM: 12' 7" x 7' 11" (3.84m x 2.41m) UPVC window to rear with views towards The Towans and over the garden, range of wall and base units, space for electric cooker, extractor fan over, space and plumbing for washing machine, stainless steel sink, vinyl flooring.

DINING ROOM/BEDROOM THREE: 9' 4" x 7' 11" (2.84m x 2.41m) Double glazed patio doors leading to garden, radiator, laminate wood floor.

BEDROOM ONE: 10' 11" x 10' 1" (3.33m x 3.07m) UPVC Double glazed window overlooking rear garden, radiator, laminate wood floor.

BEDROOM TWO: 12' 7" x 8' 0" (3.84m x 2.44m) UPVC double glazed window, radiator, laminate wood floor.

BATHROOM: Double glazed window, modern suite with shower, vanity wash hand basin with storage under, low level WC, mirror cabinet, radiator, extractor fan, tiled floor.

OUTSIDE: To the side of the property there is a driveway with parking for several vehicles leading to the:

GARAGE: 16' 8" x 9' 9" (5.08m x 2.97m) Up and over door, power and electric.

The front garden is laid to lawn. Side access leads to the rear which is walled and fenced with views over to The Towans with further patio area, all enclosed by various shrubs, trees and plants, outside tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///bookcases.painted.buddy

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.

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
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Lettings
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