



18 Chenhalls Close, St. Erth,
Hayle, Cornwall, TR27 6HY



Marshall's

ESTATE AGENTS







18 CHENHALLS CLOSE, ST. EARTH, HAYLE, CORNWALL, TR27 6HY

GUIDE PRICE £325,000 FREEHOLD

*** BEAUTIFULLY PRESENTED * CUL-DE-SAC LOCATION * THREE BEDROOMS ***

*** FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM ***

*** LOUNGE WITH GAS FIRE * CONSERVATORY ***

*** RECENTLY MODERNISED KITCHEN WITH NEW APPLIANCES ***

*** GARAGE * PARKING FOR TWO VEHICLES * POPULAR VILLAGE LOCATION ***

*** VIEWING HIGHLY RECOMMENDED ***

*** EPC = C * COUNCIL TAX BAND = C * APPROXIMATELY 80 SQUARE METRES ***

A beautifully presented mid terrace family home situated in a quiet cul-de-sac of similar properties, on the outskirts of the popular village of St Erth with its local amenities. The accommodation comprises of three bedrooms and bathroom on the first floor, together with lounge/dining room with inset gas fire, conservatory and kitchen with cloakroom on the ground floor. There are gardens to both the front and rear, with garage, further utility area and two parking spaces. This beautifully presented house would make family home and viewing is highly recommended.

Double glazed door into:

FRONT PORCH: Double glazed window, further double glazed door into:

HALLWAY: Phone point, broadband point, laminated floor.

LIVING/DINING ROOM : 24' 4" x 11' 11" (7.42m x 3.63m) UPVC double glazed window to front, feature fireplace with inset gas fire on slate hearth, two radiators, serving hatch to kitchen, laminated floor, sliding patio door into:

CONSERVATORY: 10' 4" x 7' 7" (3.15m x 2.31m) Low wall, UPVC window overlooking patio, polycarbonate roof, radiator, tiled floor, patio doors to rear garden.

KITCHEN: 14' 1" x 8' 9" maximum (4.29m x 2.67m maximum) UPVC double glazed window to front, modern kitchen comprising of wall and base level units with worksurfaces over, breakfast bar, integrated gas hob, fitted oven, extractor fan, built in microwave, AEG dishwasher, one and a half bowl stainless steel sink and drainer, tiled wood effect floor, space for upright fridge/freezer, radiator, pantry cupboard with light, cupboard housing fuse box and electric meter.

REAR LOBBY: Half glazed door onto patio. Door to:

CLOAKROOM: Double glazed opaque window, gas combination boiler, hand basin, low level WC, tiled wood effect floor.

FIRST FLOOR LANDING: Smoke alarm, loft hatch with pull down ladder with partially boarded loft. Doors to:

BEDROOM ONE: 12' 1" x 10' 0" (3.68m x 3.05m) UPVC double glazed window to front, TV point, radiator.

BEDROOM TWO: 11' 0" x 7' 11" (3.35m x 2.41m) UPVC double glazed window to rear, built in cupboard, radiator, laminated wood flooring.

BEDROOM THREE: 8' 8" x 7' 8" (2.64m x 2.34m) UPVC double glazed window to front, radiator, TV point.

BATHROOM: Double glazed window, white suite comprising of P shaped bath with glass screen, rainfall shower over, vanity wash hand basin, low level WC, airing cupboard with radiator, column radiator, tiled floor, extractor fan.

OUTSIDE: The property is approached over the garden which is laid to lawn with various shrubs, trees, plants and patio area. To there rear there is pedestrian entrance to the garden which is laid to patio and walled for privacy, rear gate leading

to the parking area for two vehicles, outside tap on garage wall, power point.

GARAGE: 19' 5" x 5' 3" (5.92m x 1.60m) Up and over door, lighting, power, plumbing for washing machine.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///driveway.loses.shudders

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

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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