



10 Rosewarne Park, Connor
Downs, Hayle, Cornwall, TR27
5LJ







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GUIDE PRICE £225,000 FREEHOLD

*** TWO BEDROOMS * OPEN PLAN LIVING ROOM/DINING ROOM ***

*** FITTED KITCHEN * EN SUITE SHOWER ROOM TO BEDROOM ONE * FAMILY BATHROOM ***

*** GOOD DECORATIVE ORDER * IDEAL FIRST TIME BUYER OR YOUNG FAMILY ***

*** ENCLOSED REAR GARDEN * ALLOCATED PARKING SPACE ***

*** SOUGHT-AFTER LOCATION * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = TBC * APPROXIMATELY 70 SQUARE METRES ***

Ideal first time buyer or investment home, this extremely well presented two bedroom terraced, modern-style house, is located in a conveniently most sought-after location within the small village of Connor Downs. The property has well proportioned accommodation, which the present vendors have maintained to a high standard and there is an enclosed lawned garden to the rear. There is numbered allocated parking close by and due to the popularity of properties in this area, we recommend an early appointment.

Door to:

ENTRANCE HALL: Laminated flooring, door to:

OPEN PLAN LIVING ROOM/DINING ROOM: 20' 8" x approximately 12' 9" to 8' 5" (6.30m x approximately 3.89m to 2.57m) UPVC double glazed window, electric fireplace, TV point, understairs cupboard, laminated flooring, phone point, UPVC double glazed patio door to garden

KITCHEN: 9' 5" x 8' 11" (2.87m x 2.72m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, laminated flooring.

Stairs from living room to:

FIRST FLOOR LANDING: Cupboard housing lagged hot water cylinder, access to roof space (partially boarded).

BEDROOM ONE: 11' 4" x 10' 8" (3.45m x 3.25m) UPVC double glazed window with far reaching countryside views towards the Carne, TV point.

EN SUITE SHOWER ROOM: Shower cubicle with Mira shower, pedestal wash hand basin, low level WC, extractor fan.

BEDROOM TWO: 10' 8" x 9' 5" (3.25m x 2.87m) Currently used as a first floor living room, UPVC double glazed window, electric heater.

FAMILY BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low level WC, opaque UPVC double glazed window, towel rail.

OUTSIDE: Enclosed rear garden with patio area and lawn, garden shed. To the front there is a small lawned area.

ALLOCATED PARKING SPACE

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///gathering.inserted.cookbooks](https://www.what3words.com/)

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of block under a 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
01736 756627

Lettings
01736 366778



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