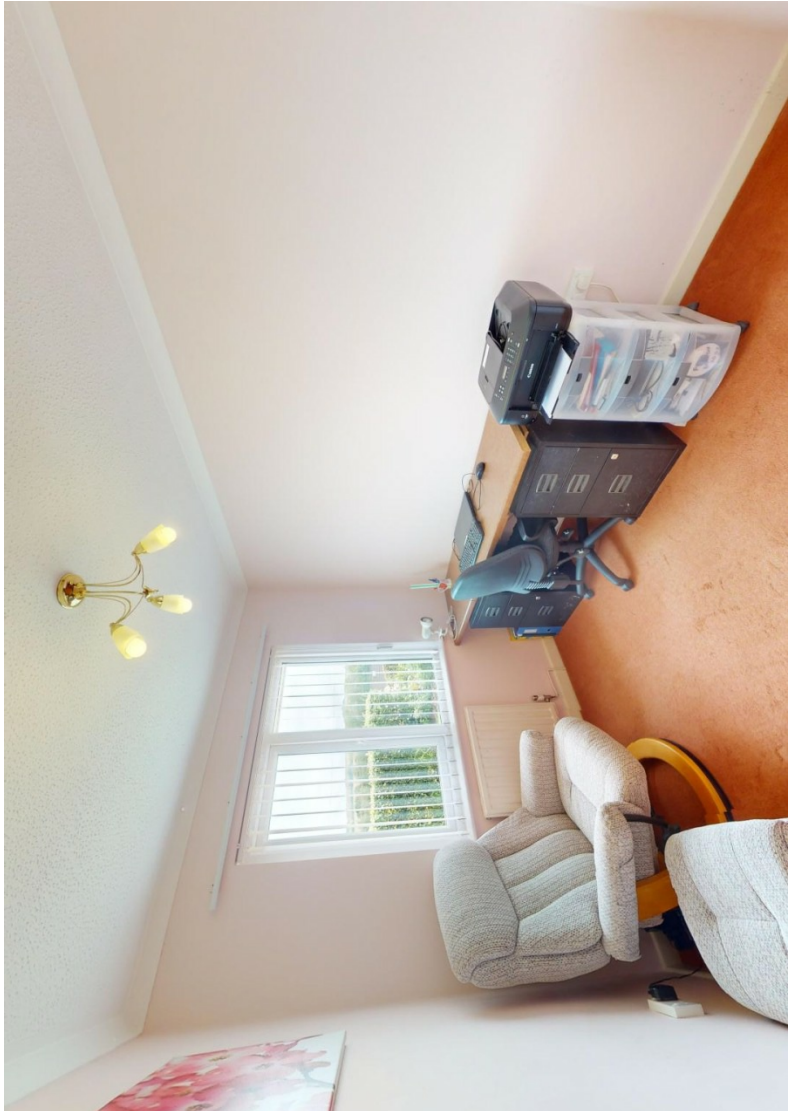


2 Piala Place, Ventonleague,
Hayle, Cornwall, TR27 4EU









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

GUIDE PRICE £375,000 FREEHOLD

*** THREE BEDROOMS * KITCHEN/DINING ROOM * LOUNGE * SUNROOM ***

*** OFF-STREET PARKING * GARAGE * GARDENS * POPULAR LOCATION ***

*** EPC= C * COUNCIL TAX BAND = C * APPROXIMATELY 73 SQUARE METRES ***

This beautifully presented three bedroom detached bungalow, situated on the outskirts of the popular town of Hayle, yet within close distance of its amenities and the beautiful beaches at Godrevy. The accommodation comprises of three bedrooms, shower room, kitchen/dining room, living room and sunroom. There is off-street parking, garage and gardens to both the front and rear. Viewing is highly recommended.

Double glazed door into:

HALLWAY: Radiator, airing cupboard housing Worcester gas boiler, doors to:

LIVING ROOM: 14' 6" x 10' 11" (4.42m x 3.33m) Double glazed window, radiator, feature gas fire to one wall.

KITCHEN/BREAKFAST ROOM: 10' 11" x 10' 10" (3.33m x 3.30m) Double glazed window, range of wall and base wooden units with worksurfaces over, fitted grill oven and inset gas hob, stainless steel sink and drainer, further space for plumbing for washing machine, tiled floor, radiator. Door leads to:

SUNROOM: 11' 9" x 7' 1" (3.58m x 2.16m) Double glazed to two elevations with patio doors to rear garden, tiled floor.

BEDROOM ONE: 12' 2" x 10' 11" (3.71m x 3.33m) Double glazed window to side with views over The Towans, radiator.

BEDROOM TWO: 10' 11" x 8' 6" (3.33m x 2.59m) Double glazed window, radiator.

BEDROOM THREE: Double glazed window with the aforementioned views, radiator.

SHOWER ROOM: Double glazed window, corner shower cubicle with electric shower, pedestal wash hand basin, low level WC, bidet, radiator, vinyl floor.

OUTSIDE: The property is approached via driveway with parking leading to the:

GARAGE: Up and over door, pedestrian access to rear, power and light.

Mature gardens to both the front and rear with areas laid to lawn, various shrubs, trees and plants. Pathway to the side of the bungalow leads to rear garden with greenhouse, shed, patio area, outside tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///vessel.cork.beep](https://www.what3words.com/vessel.cork.beep)

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
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Lettings
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