



Sunrise, Townshend, Hayle,
Cornwall, TR27 6AQ







SUNRISE, TOWNSHEND, HAYLE, CORNWALL, TR27 6AQ

GUIDE PRICE £435,000 FREEHOLD

*** THREE / FOUR BEDROOMS * LIVING ROOM * KITCHEN / DINING ROOM ***

*** FAMILY ROOM / BEDROOM FOUR * GROUND FLOOR BATHROOM ***

*** FIRST FLOOR SHOWER ROOM * GOOD SIZE GARDENS ***

*** PARKING FOR THREE / FOUR VEHICLES * OIL CENTRAL HEATING ***

*** DOUBLE GLAZING * VILLAGE LOCATION * EPC = TO BE ASSESSED ***

*** COUNCIL TAX BAND = D ***

*** SOLAR PANELS * APPROXIMATE SQUARE METRES TO BE CONFIRMED ***

Situated in the heart of Townshend is this well proportioned three/four bedroom detached house with gardens and parking. The accommodation comprises a living room, kitchen/dining room, family room/bedroom four, bathroom and separate w.c. on the ground floor. On the first floor there are three bedrooms and a shower room. Externally the gardens lay predominantly to the rear with a useful granite outbuilding currently used as a utility room, further granite store and a useful storage shed. There is a courtyard style garden to the front along with access to the side leading to a parking area for approximately 4 vehicles. The property has had some improvements over recent years however some is still dated and would benefit from updating. Due to the location, size of the property and its outside space, we would highly recommend an early appointment to view.

ENTRANCE HALL: Understairs storage area, stairs rising. Opening to:

KITCHEN / DINING ROOM: 20' 4" x 10' 8" narrowing to 8' 7" (6.20m x 3.25m - 2.62m)

KITCHEN AREA: Range of base and wall mounted units with Onyx work surfaces over, built in double fridge and double freezer, dishwasher, electric oven and hob with extractor fan over, one and a half bowl stainless steel sink unit with mixer tap and drainer, double glazed window to the rear.

DINING AREA: Storage recess, radiator, double glazed window to the front.

LIVING ROOM: 14' 11" x 8' 5" (4.55m x 2.57m) One curved wall, woodburner set on brick hearth and surround, radiator, two double glazed windows to the front (one full height), skirting boards.

FAMILY ROOM / BEDROOM FOUR: 20' 6" x 8' 11" (6.25m x 2.72m) Double glazed door and window to the front, double glazed French doors to the rear, two radiators, woodburner set on brick hearth and surround.

BATHROOM: 5' 6" x 4' 9" plus door recess (1.68m x 1.45m) Bath with hot and cold taps and separate shower over, w.c. with wall mounted cistern, sink with mixer tap and drawers under, opaque double glazed window to the rear, partly tiled walls.

FROM ENTRANCE HALL, INNER HALL: Panelled walls, door to rear garden. Door to:

CLOAKROOM: Low level w.c., corner wash hand basin.

FIRST FLOOR LANDING: Picture window on half landing.

BEDROOM ONE: 16' 9" x 10' 6" (5.11m x 3.20m) Double glazed window to the front, wall mounted cupboards over the bed, two radiators.

BEDROOM TWO: 12' 7" x 8' 11" (3.84m x 2.72m) Double glazed window to the rear, wall mounted cupboards, radiator.

BEDROOM THREE: 10' 6" x 9' 8" (3.20m x 2.95m) Double glazed window to the front, radiator.

SHOWER ROOM: 8' 9" x 8' 6" including airing cupboard (2.67m x 2.59m) Glazed shower cubicle with shower tower

panel and two glass shelves, low level w.c., wash hand basin with cupboard below, shaver socket and illuminated mirror over, double glazed window to the rear, built in airing cupboard, heated towel rail.

OUTSIDE: To the front of the property there is a pretty courtyard style garden a profusion of mature plants, shrubs and trees. To the side there is gated access to parking for three/four vehicles leading to the rear garden. The rear garden is of a good size being mainly laid to lawn with two sheds, granite outbuilding which is currently used as a utility room with water, power and light and a further granite store.

SERVICES: Mains water and electricity. Septic tank drainage and oil for central heating. Solar panels to assist with electricity which are owner by the vendor.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. The property is mainly constructed of granite under a slate roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

DIRECTIONAL NOTE: Via What3Words ///commander.eyeliner.pampered

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.

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