



Globe House, 56 Commercial
Road, Hayle, Cornwall, TR27 4DH









GLOBE HOUSE, 56 COMMERCIAL ROAD, HAYLE, CORNWALL, TR27 4DH

£290,000 FREEHOLD

*** THREE BEDROOMS * LIVING / DINING ROOM * KITCHEN * UTILITY / GROUND FLOOR W.C ***

*** FIRST FLOOR BATHROOM * GARDENS FRONT AND REAR * GAS CENTRAL HEATING ***

*** DOUBLE GLAZING * EPC = C * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 90 SQUARE METRES ***

Located near the centre of the popular Hayle town is this nicely presented three bedroom mid terraced cottage with gardens to the front and rear. The accommodation comprises a living/dining room, kitchen, utility and w.c. on the ground floor with three bedrooms and bathroom on the first floor. Externally there is a good size garden to the rear laid to lawn and a good size gravelled area to the front. The property is within easy walking distance of the Copperhouse amenities and an early viewing is highly recommended to appreciate this lovely family home.

DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL: Radiator, cloaks hanging space, stairs rising with storage cupboard under.

LIVING / DINING ROOM

LIVING AREA: 9' 7" x 9' 6" (2.92m x 2.90m) Double glazed window to the front, granite fireplace (not in use) with recesses to either side. Opening to:

DINING AREA: 10' 10" x 10' 9" (3.30m x 3.28m) Granite inglenook fireplace (not in use) with recesses to both side, obscure glazed window and opening to:

KITCHEN: 11' 2" x 10' 4" maximum (3.40m x 3.15m) Range of base and wall mounted units, electric hob with splashback and extractor hood over, wall mounted electric oven, one and a half bowl stainless steel sink unit with mixer tap, integral dishwasher, tiled flooring, radiator, space for free standing fridge/freezer, double glazed window and door to the side.

UTILITY ROOM: 8' 6" x 8' 2" maximum (2.59m x 2.49m) Cupboard housing wall mounted boiler, work surface with plumbing for washing machine under, radiator, double glazed window to the side.

CLOAKROOM: Low level w.c., wall mounted wash hand basin.

FIRST FLOOR LANDING: Double glazed window to the rear.

BEDROOM ONE: 12' 5" x 8' 9" (3.78m x 2.67m) Double glazed window to the front, recess for wardrobe, radiator.

BEDROOM TWO: 10' 2" x 9' 10" (3.10m x 3.00m) Double glazed window to the rear, radiator.

BEDROOM THREE: 10' 10" x 6' 2" (3.30m x 1.88m) Double glazed window to the front, radiator, access to the loft.

BATHROOM: P shaped bath with glazed screen, tiled walls, chrome mixer tap and wall mounted shower over, wash hand basin, low level w.c., heated towel rail, tiled flooring.

OUTSIDE: To the front of the property there is a gated pathway with gravelled area for ease of maintenance. To the rear there is a courtyard area with outside tap and electrical points, steps leading up to a good size garden laid to lawn with part headge and part fence surround.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction passing the tri-service station on your right whereby the property can be found on your left hand side as indicated by a Marshall's for sale board.

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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