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ESTATE AGENTS  
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VIBRANT  
COTTAGE

42 Fore Street, St. Erth, Hayle,  
TR27 6HT

**Marshall's**  
ESTATE AGENTS















**42 FORE STREET, ST. EARTH, HAYLE, TR27 6HT**

**GUIDE PRICE £235,000 FREEHOLD**

**\* THREE BEDROOMS \* LOUNGE \* SEPARATE DINING ROOM \***

**\* KITCHEN \* GROUND FLOOR BATHROOM \* DOUBLE GLAZING \***

**\* GAS CENTRAL HEATING \* REAR GARDEN \* RURAL VIEWS \***

**\* EPC = D \* COUNCIL TAX BAND = B \* GRADE II LISTED \***

**\* APPROXIMATELY 78 SQUARE METRES \***

A beautifully presented three bedroom mid terraced cottage home in the centre of the popular village of St Erth. The accommodation comprises a lounge, dining room, kitchen, bathroom and separate w.c on the ground floor, with three bedrooms on the first floor. The property enjoys a private garden and far reaching rural views to the rear. The property has been completely refurbished throughout and we would highly recommend an early appointment to view.

**DOOR TO:**

**LOUNGE:** 14' 3" x 11' 7" (4.34m x 3.53m) Radiator, beamed ceiling, oak flooring, window to the front with seat, wood burner set in granite inglenook fireplace with slate hearth.

**INNER LOBBY:** Staircase rising, oak flooring, cloak hanging space and storage, three steps down to the:

**DINING ROOM:** 8' 10" x 7' 4" (2.69m x 2.24m) Oak flooring, radiator, under stairs storage.

**REAR LOBBY:** Wooden stable door to the rear garden, oak flooring, radiator.

**SEPARATE W.C:** Low level W.C., complementary tiling to dado height, extractor fan.

**BATHROOM** 5' 10" x 4' 8" (1.78m x 1.42m) Panelled bath, with separate shower over, wash hand basin, heated towel rail, fully tiled walls, double glazed obscured window to the rear.

**KITCHEN** 9' 4" x 7' 10" (2.84m x 2.39m) Double glazed window to the rear with pleasant views over the garden, double glazed window to the side, one and a half bowl stainless steel sink unit with mixer tap and drainer, plumbing for the washing machine, seven base cupboards, a three drawer unit, three wall mounted cupboards and wine rack, electric oven, gas hob, complementary tiling, wall mounted boiler.

**FIRST FLOOR SPLIT LANDING:** Built in storage.

**BEDROOM ONE:** 11' 10" x 11' 6" (3.61m x 3.51m) Double glazed window to the front, ample built in storage and wardrobe space, access to the loft, radiator.

**BEDROOM TWO:** 16' 0" x 9' 8" (4.88m x 2.95m) Two double glazed windows to the rear enjoying views over the garden and surrounding countryside, radiator, oak flooring.

**BEDROOM THREE:** 9' 1" x 7' 10" (2.77m x 2.39m) Rooflight to the rear, radiator, exposed ceiling beam, exposed granite to one wall, wooden flooring.

**OUTSIDE:** To the front there is gated access with pathway to the front door, cottage style garden with low wall surround. To the rear there is a courtyard leading to lawn with raised patio and decking, mature plants and shrub borders, wall and fence boundaries. There is a right of way for this property over the next two to access the front. No one has right of way over this property.

**SERVICES:** Mains water, gas, electricity and drainage.

**AGENTS NOTE:** The property is constructed of a mixture of granite and block under tiled and flat roofs. We checked the phone signal with EE which was intermittent. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

**DIRECTIONAL NOTE:** From Marshalls Hayle office, proceed westerly on to The Causeway. Turn left signposted St Erth. Follow this road in to the village, turning left at the Chapel and Church. Follow this road past the Post Office and Public House and the property will be ahead of you on your right, clearly indicated by a Marshalls 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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