



Ivy Cottage, 34 Little Lane, Hayle,
Cornwall, TR27 4PY









IVY COTTAGE, 34 LITTLE LANE, HAYLE, CORNWALL, TR27 4PY

GUIDE PRICE £240,000 FREEHOLD

- * TWO BEDROOMS * LIVING / DINING ROOM * KITCHEN ***
- * FIRST FLOOR BATHROOM * PARKING FOR ONE VEHICLE ***
- * COURTYARDS TO THE FRONT AND REAR * GAS CENTRAL HEATING ***
- * DOUBLE GLAZING * EPC = D * COUNCIL TAX BAND = A ***
- * APPROXIMATELY 60 SQUARE METRES ***

A two bedroom semi detached cottage in a quiet location in Hayle town, within an short walk to all the local amenities. The accomodation comprises a good size lounge/dining room and a kitchen on the ground floor, on the first floor there are two double bedrooms and a family bathroom. The larger of the two bedrooms was previously two single rooms and could easily be divided again to recreate a third bedroom. Externally there are courtyard gardens to the front and rear and the bonus of a parking space to the side. Due to the popularity of properties within the area we would highly recommend an early appointment to view.

UPVE DOUBLE GLAZED STABLE DOOR TO:

PORCH: 4' 0" x 3' 11" (1.22m x 1.19m) Double glazed windows to either side of front door and matching windows to both sides, glazed pitched roof, tiled flooring. Double glazed door to:

LIVING / DINING ROOM: 23' 1" x 11' 0" (7.04m x 3.35m) Two double glazed windows with deep sills to the front, two radiators, wall lights, exposed beams, stairs rising with cupboard under, wall lights. Please note there is restricted head height in this room (approximately 5' 11" to the ceiling beams). Opening to:

KITCHEN: 13' 4" x 5' 10" (4.06m x 1.78m) Range of base and wall mounted units, single bowl stainless steel sink unit with mixer tap and drainer, electric oven and hob with extractor hood over, recess ideal for freestanding fridge/freezer, plumbing for washing machine, radiator, double glazed window to the rear.

FIRST FLOOR LANDING: Double glazed window to side, radiator, airing cupboard housing wall mounted gas boiler.

BEDROOM ONE: 14' 11" x 8' 0" (4.55m x 2.44m) Double glazed window and skylight to the front, sunken spotlights, radiator.

BEDROOM TWO: 10' 11" x 7' 6" (3.33m x 2.29m) Double glazed window to the front, sunken spotlights, radiator.

BATHROOM: 6' 6" x 6' 0" (1.98m x 1.83m) Panelled bath with tiled splash back all wall mounted electric shower, shower screen, low level w.c., pedestal wash hand basin, wall mounted vanity cupboard, double glazed window to rear, complementary tiling on walls, radiator, faux ceiling beams.

OUTSIDE: The front of the property is accessed via a pedestrian lane leading off Love Lane in Hayle. The garden is paved for ease of maintenance with a high fence border to front and both sides. There is a Pergola to one side with climbing plants, ideal for alfresco dining. Raised flower beds with established plants and shrubs. There is a paved path to the side of the property leading to the rear garden which again is paved with a Pergola to rear of property with steps leading to Little Lane, high fence border to rear and both sides, useful garden shed.

PARKING: Space for one vehicle.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE: From Marshalls Hayle office proceed in easterly direction to the double mini-roundabouts turning right into Guildford Road, through the traffice calming and take the next turning right into Little Lane. Proceed to

end of this road whereby the property can be found on your right hand side.

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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