



**Marshall's**  
ESTATE AGENTS

25 Chins Field Close, Hayle, Cornwall,  
TR27 4FJ













**25 CHINS FIELD CLOSE, HAYLE, CORNWALL, TR27 4FJ**

**SHARED OWNERSHIP £138,000**

**\* OPEN MARKET VALUE £230,000, 60% PURCHASE PRICE £138,000 \***

**\* MID TERRACE HOUSE \* TWO BEDROOMS \***

**\* OPEN PLAN LIVING / KITCHEN / DINING ROOM \***

**\* FIRST FLOOR BATHROOM \* GROUND FLOOR CLOAKROOM \***

**\* OFF ROAD PARKING FOR ONE VEHICLE \***

**\* BUYING CRITERIA APPLIES \* EPC = B \***

**\* COUNCIL TAX BAND = B \* APPROXIMATELY 54 SQUARE METRES \***

Offered to the market with a 60% share of ownership is this nicely presented two bedroom mid terraced house. The accommodation comprises an open plan living/kitchen/dining room, entrance porch and cloakroom on the ground floor. On the first floor there are two bedrooms and a family bathroom. Externally there is off road parking for one vehicle. The property is located a short distance from Hayle's shops and amenities and an early appointment to view is highly recommended.

**DOUBLE GLAZED DOOR TO:**

**ENTRANCE PORCH:** Radiator, thermostat.

**CLOAKROOM:** Low level w.c., pedestal wash hand basin, double glazed window to the front, radiator.

**OPEN PLAN LIVING / KITCHEN / DINING ROOM:** 15' 9" x 15' 9" (4.80m x 4.80m)

**LIVING / DINING AREA:** Three radiators, double glazed window to the front, cupboard under the stairs.

**KITCHEN AREA:** Range of base units with work surface over, inset one and a half bowl sink unit with mixer tap and drainer, plumbing for washing machine, space for freestanding fridge/freezer, electric oven, gas hob and extractor hood over, cupboard housing wall mounted combination boiler, one further wall mounted cupboard, double glazed window to the rear.

**STAIRS RISING TO:**

**FIRST FLOOR LANDING:** Built in cupboard.

**BEDROOM ONE:** 10' 1" narrowing to 8' 8" x 9' 3" (3.07m - 2.64m x 2.82m) Built in wardrobe, double glazed window to the front, radiator.

**BEDROOM TWO:** 10' 4" x 6' 9" plus door recess (3.15m x 2.06m) Double glazed window to the front, radiator, access to the loft.

**BATHROOM:** Panelled bath with mains shower over and glazed screen, low level w.c., pedestal wash hand basin with tiled splashback, radiator, extractor fan, double glazed window to the rear.

**OUTSIDE:** The property is accessed via a shared paved pathway with small gravelled area.

**PARKING SPACE:** For one vehicle to the rear.

**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 good.

**CHARGES:** To be confirmed.

**SHARED OWNERSHIP:** The property is available on a shared ownership basis, the open market value is £230,000 and the ownership of this property is 60% making the purchase price £138,000. Buying criteria applies (to be confirmed).

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in an easterly direction turning right before the Copperhouse Inn. Proceed under the viaduct then turn right into Chinsfield Close 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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