



33 Spernen Close, Carbis Bay,
St. Ives, Cornwall, TR26 2QT







33 SPERNEN CLOSE, CARBIS BAY, ST. IVES, CORNWALL, TR26 2QT

GUIDE PRICE £320,000 FREEHOLD

- * MID TERRACED HOUSE * THREE BEDROOMS * LIVING ROOM ***
- * KITCHEN / DINING ROOM * SUN ROOM * ENTRANCE HALL ***
- * FIRST FLOOR BATHROOM * GARDENS TO THE FRONT AND REAR ***
- * NO ALLOCATED PARKING * EPC = C * COUNCIL TAX BAND = C ***
- * APPROXIMATELY 84 SQUARE METRES * VIEWING RECOMMENDED ***

Marshall's are delighted to bring to the market this nicely presented three bedroom terrace house in the popular village of Carbis Bay. The property offers good size living accommodation and comprises an entrance hall, living room, kitchen/dining room and sun room on the ground floor. On the first floor there are three bedrooms and the family bathroom. Externally there are good size garden to the front and rear, with the latter enjoying a good size wooden shed.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: 6' 11" x 6' 8" (2.11m x 2.03m) Tiled flooring, double glazed window to the front, cloak hanging space.

LIVING ROOM: 17' 0" x 15' 8" including the staircase (5.18m x 4.78m) Double glazed window to the front with cat flap below, gas fire on slate heath and surround with wooden mantle over, tv point, radiator, door to the stairs rising to the first floor with built in cupboard under.

KITCHEN / DINING ROOM: 15' 8" x 9' 4" (4.78m x 2.84m) Range of base and wall mounted units, built in fridge freezer, dishwasher, electric oven and gas hob with extractor hood over, one and a half bowl sink unit with mixer tap and drainer, space for washing machine, radiator, window to the sun room, phone point. Door to:

SUN ROOM: 15' 0" x 6' 11" (4.57m x 2.11m) Tiled flooring, windows and door to the rear garden, polycarbonate roof.

FIRST FLOOR LANDING: Access to the loft, built in cupboard.

BEDROOM ONE: 13' 3" x 9' 2" up to the wardrobes (4.04m x 2.79m) Built in wardrobes, double glazed window to the front, radiator.

BEDROOM TWO: 9' 10" x 7' 6" plus door recess and wardrobes (3.00m x 2.29m) Built in wardrobes, double glazed window to the rear, radiator.

BEDROOM THREE: 10' 4" x 6' 3" (3.15m x 1.91m) Double glazed window to the front, radiator.

BATHROOM: 7' 11" x 5' 6" (2.41m x 1.68m) Panelled bath with mixer tap and wall mounted shower with glazed screen and complementary tiling, low level w.c., pedestal wash hand basin, heated towel rail, double glazed windows to the rear.

OUTSIDE: To the front of the property the garden is laid mostly to lawn with a profusion of mature plants and shrubs, a pathway leading to the front door and a small patio area. To the rear of the property the garden is laid to patio and gravel for each of maintenance with a fence surround, useful storage shed and gated pedestrian access to the rear.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction along the Causeway, bearing right taking the slip road towards Lelant. At the small roundabout turn right then the next roundabout straight ahead following through the village of Lelant. Proceed through Carbis Bay taking a left turn before the Tesco Supermarket onto Count House Lane, at the top of the lane bear right into Menhyr Drive, follow the road around to the right which becomes

Sperton Close, right again and 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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