

2 Park Gwenton, Connor Downs,
Hayle, Cornwall, TR27 5GF









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GUIDE PRICE £325,000 FREEHOLD

*** SEMI DETACHED HOUSE * THREE BEDROOMS ***

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

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

*** UNDERFLOOR HEATING * AIR SOURCE HEAT PUMP * DOUBLE GLAZING ***

*** PARKING FOR TWO VEHICLES * REAR GARDEN ***

*** EPC = B * COUNCIL TAX BAND = B * APPROXIMATELY 84 SQUARE METRES ***

Situated in a quiet tucked away location within Connor Downs is this nicely presented three bedroom semi detached modern home. The accommodation comprises an entrance hall with a cloakroom and good size living/kitchen/dining room on the ground floor. On the first floor there are three bedrooms and a family bathroom. Externally there is parking to the front for two vehicles and access to the side of the property leading to the rear garden laid to patio and lawn with a useful storage shed with power and light. Due to the popularity of properties within the area, we would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: Built in cupboard with power sockets, thermostat, stairs rising.

CLOAKROOM: Low level w.c., pedestal wash hand basin, double glazed window to the front, extractor fan, coat hanging space.

LIVING / KITCHEN / DINING ROOM

KITCHEN AREA: 14' 8" x 8' 11" (4.47m x 2.72m) Range of base and wall mounted units with LED countertop lighting, built in dishwasher, washing machine, wall mounted oven and microwave/grill, fridge freezer, induction hob with extractor hood over, inset single bowl sink unit with mixer tap and drainer, double glazed windows to the front and side, thermostat.

LIVING / DINING AREA: 17' 2" x 11' 2" (5.23m x 3.40m) Double glazed sliding doors to the rear garden, tv point, thermostat, CAT 5 connection.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 11' 9" x 9' 7" plus wardrobe and door recess (3.58m x 2.92m) Double glazed window to the front, built in wardrobe, thermostat, CAT 5 connection.

BEDROOM TWO: 11' 5" x 9' 7" (3.48m x 2.92m) Double glazed window to the rear, thermostat, CAT 5 connection.

BEDROOM THREE: 8' 1" x 7' 0" (2.46m x 2.13m) Double glazed window to the rear, thermostat, CAT 5 connection.

BATHROOM: Panelled bath with mixer tap and shower attachment, glazed screen and complementary tiling, low level w.c., pedestal wash hand basing with illuminated mirror cupboard over, heated towel rail, double glazed window to the front, extractor fan, built in shelved cupboard.

OUTSIDE: To the front of the property there is a brick paved driveway offering parking for 2 vehicles. There is access to the side of the property with an outdoor power point and outdoor tap with gated access to the rear garden which is laid to patio and lawn with fence surround, a useful storage shed with power and light, greenhouse and the air source heat pump.

SERVICES: Mains water, electricity and drainage. Air source heat pump.

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

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an easterly direction to the large roundabout taking the second exit towards Connor Downs. Proceed through the village passing the surgery on your left and take the next right into Park Gwenton 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

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Lettings
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