

12a Springfield Close, Phillack,
Hayle, Cornwall, TR27 5AH

 Marshall's
ESTATE AGENTS









12A SPRINGFIELD CLOSE, PHILLACK, HAYLE, CORNWALL, TR27 5AH

GUIDE PRICE £355,000 FREEHOLD

*** DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * LIVING ROOM ***

*** KITCHEN * BATHROOM * DRIVEWAY PARKING ***

*** GARAGE * GOOD SIZE GARDENS TO FRONT AND REAR ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 69 SQUARE METRES ***

This two double bedroom detached bungalow, located in this small cul-de-sac of similar properties, and within easy reach of the 3 Miles of Golden Sand, shops and amenities in Hayle. The property is offered to the market with no onward chain and enjoys good size front and rear gardens, private parking and garage. Due to the rarity of such properties, we strongly advise an early appointment to view.

COVERED ENTRANCE: Double glazed door to:

HALLWAY: Radiator, access to the loft.

LOUNGE: 15' 7" x 12' 0" (4.75m x 3.66m) Double glazed window to the front enjoying views across Hayle and Copperhouse Pool, radiator, gas fire with hearth and surround.

KITCHEN: 12' 4" x 9' 1" (3.76m x 2.77m) Double glazed door and window to the rear, a range of wall and base cupboards, plumbing for washing machine, gas cooker point, space for the fridge/freezer, opaque double glazed window to the side, radiator, extractor fan, stainless steel sink unit and drainer.

BEDROOM ONE: 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to the front with views over Hayle and Copperhouse Pool, radiator, built in wardrobe.

BEDROOM TWO: 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to the rear, radiator, built in wardrobe.

BATHROOM: Panelled bath and separate shower, opaque double glazed window to the rear, wash hand basin, radiator, cupboard housing wall mounted gas boiler, fully tiled walls.

SEPARATE WC: Low level WC, vanity sink unit, opaque double glazed window to the rear, fully tiled walls.

OUTSIDE: To the front driveway parking leading to:

GARAGE: With up and over door, power and light, courtesy door to the rear.

The front garden is laid to lawn with mature plants and shrubs. To the rear, steps up to the patio which then leads to a further patio, garden laid to lawn, greenhouse, shed (in need of attention), wood fence boundaries, mature plants and shrubs including pampas grass.

SERVICES: Mains electricity, gas, drainage and water.

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for EE which was good The property is constructed of block under a tiled roof.

DIRECTIONS: Via "What3Words" app: [///perplexed.decent.pricier](https://www.what3words.com/#!/perplexed.decent.pricier)

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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