



5 Foundry Square, Hayle,  
Cornwall, TR27 4AE



Marshall's

ESTATE AGENTS







**5 FOUNDRY SQUARE, HAYLE, CORNWALL, TR27 4AE**

**GUIDE PRICE £270,000 FREEHOLD**

**\* THREE BEDROOMS \* LIVING ROOM \* KITCHEN / DINING ROOM \***

**\* FIRST FLOOR BATHROOM \* DECKED COURTYARD TO THE REAR \***

**\* COVERED STORAGE AREA \* DOUBLE GLAZING \* GAS CENTRAL HEATING \***

**\* EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 82 SQUARE METRES \***

**\* NO ONWARD CHAIN \* NO ALLOCATED PARKING \***

Situated near the centre of the foundry end of Hayle is this nicely presented three bedroom end terrace cottage. The accommodation comprises a living room and good size kitchen diner. On the first floor there are three bedrooms and a family bathroom. Externally there is a small decked courtyard to the rear with a covered storage area and access to the side leading to the front of the property. There is an element of flying freehold making the property deceptively spacious on the first floor. The property is offered to the market with no onward chain and due to the popularity of properties within the area, we would highly recommend an early appointment to view.

**DOUBLE GLAZED DOOR TO:**

**ENTRANCE PORCH:** Built in cupboard under the stairs housing gas meter. Multipane door to:

**LIVING ROOM:** 14' 2" x 14' 1" narrowing to 10' 1" (4.32m x 4.29m - 3.07m) Painted granite fireplace with woodburner set on slate hearth and alcoves to either side, radiator, inset spotlights, double glazed window to the front and double doors to the rear courtyard. Opening to:

**KITCHEN / DINING ROOM:** 12' 7" x 8' 8" (3.84m x 2.64m) Range of base and wall mounted units, ceramic butler style sink, plumbing for washing machine and dishwasher, electric oven and hob with extractor hood over, space for fridge/freezer, double glazed window and door to the side, full height radiator, sunken spotlights, Velux to the side, access to the loft.

**STAIRS FROM LIVING ROOM TO:**

**FIRST FLOOR LANDING:** PIV system, double glazed window to the front, radiator.

**BEDROOM ONE:** 15' 4" narrowing to 12' 10" x 11' 10" (4.67m - 3.91m x 3.61m) Exposed beams, access to lofts either side, exposed granite to one wall, double glazed window to the rear.

**BEDROOM TWO:** 12' 0" x 7' 5" (3.66m x 2.26m) Double glazed window to the rear with window area, radiator.

**BEDROOM THREE:** 8' 6" x 7' 4" (2.59m x 2.24m) Double glazed window to the front with window seat, radiator.

**BATHROOM:** 10' 7" x 7' 8" narrowing to 5' 0" (3.23m x 2.34m - 1.52m) Panelled bath with mixer tap, shower attachment and glazed screen, low level w.c, wall mounted wash hand basin with drawers under, heated towel rail, Velux window to the rear, built in cupboard housing combination gas boiler, further shelved cupboard.

**OUTSIDE:** To the rear of the property there is a decked courtyard with high wall surround, gate to covered storage area with power and gated access to a shared pathway to the side of the property with further gate onto Chapel Terrace.

**SERVICES:** Mains water, gas, electricity and drainage.

**AGENTS NOTE:** The property is constructed of granite under a slate tiled roof. We check the phone signal with EE which was intermittent. We understand from Openreach that Superfast Fibre Broadband (FTTC) should be available to the property. Please note that there is an element of flying freehold to the property.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in a westerly direction to the Foundry end of the town. At the roundabout take the first exit then the first right along Foundry Square then the first right into Chapel Terrace 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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