



33 Caroline Row, Hayle, Cornwall,
TR27 4EQ



Marshall's

ESTATE AGENTS







33 CAROLINE ROW, HAYLE, CORNWALL, TR27 4EQ

GUIDE PRICE £290,000 FREEHOLD

*** NO ONWARD CHAIN * MID TERRACED HOUSE * THREE BEDROOMS ***

*** LIVING ROOM * KITCHEN * DINING ROOM ***

*** GROUND FLOOR BATHROOM * ENTRANCE PORCH ***

*** APPROXIMATELY 130FT GARDENS TO THE REAR * OUTBUILDINGS ***

*** COUNCIL TAX BAND = B * EPC = G * APPROXIMATELY 102 SQUARE METRES ***

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

*** VIEWING HIGHLY RECOMMENDED * NO ALLOCATED PARKING ***

A nicely presented mid terrace three bedroom cottage with generous gardens measuring approximately 130 feet to the rear of the property. The accommodation comprises a front porch, living room, dining room, kitchen and ground floor bathroom. On the first floor there are three bedrooms. The property benefits from being within walking distance of local amenities including shops, park, doctors and beaches. We would highly recommend an early appointment to view to fully appreciate all the property has to offer.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH: Double glazed windows to two sides. Door to:

LIVING ROOM: 18' 3" x 12' 9" (5.56m x 3.89m) Two double glazed windows to the front, wood burner on stone hearth with wooden mantle over, recess to either side, radiator, understairs storage cupboard.

DINING ROOM: 11' 2" x 6' 4" (3.40m x 1.93m) UPVC double glazed sliding door to the rear, radiator.

KITCHEN: 11' 1" x 9' 10" (3.38m x 3.00m) Range of base and wall mounted units, one and a half bowl stainless steel sink unit with mixer tap and drainer, wall mounted combination gas boiler, built in electric oven with built in storage under and over, double glazed window to the rear, gas hob with extractor hood over, space for fridge freezer, radiator.

INNER HALL: With stairs rising.

BATHROOM: 9' 10" x 6' 11" maximum (3.00m x 2.11m) Panelled bath with mixer tap, separate shower cubicle with mains shower and glazed sliding door, low level w.c., wash hand basin with storage under, illuminated mirror unit, double glazed window to the rear with deep sill, heated towel rail.

FIRST FLOOR LANDING: Doors to all the bedrooms with steps down to bedroom three.

BEDROOM ONE: 13' 1" x 11' 6" maximum (3.99m x 3.51m) Double glazed window to the front with deep sill, radiator.

BEDROOM TWO: 9' 3" x 8' 2" (2.82m x 2.49m) Double glazed window to the front with deep sill, radiator.

BEDROOM THREE: 9' 9" x 7' 4" (2.97m x 2.24m) Double glazed window to the rear with deep sill, radiator, storage over the stairs.

OUTSIDE: To the front of the property there is a small courtyard area. To the rear the gardens are a real feature spanning approximately 130 feet split into separate areas with the initial garden being laid to lawn, patio and gravel with wall and fence surrounds and a pedestrian right of way through the neighbors garden as an additional access point to the back of the property/garden. There is a gate leading to the rest of the garden with two block storage sheds and one potential office/summerhouse to the end. The garden is mainly laid to lawn with central pathway and some flower borders.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: The property is constructed mainly of granite under a slate tiled roof. We understand from

Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. We check the phone signal with EE which was good.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an eastlery direction passing the petrol station on your right and throught the first set of traffic lights. Just before the next traffic lights turn right into Caroline Row, proceeding half way up the hill whereby the property can be found on your left 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



www.marshallspz.co.uk