



38 Hayle Terrace, Hayle, Cornwall,
TR27 4BT



Marshall's

ESTATE AGENTS







38 HAYLE TERRACE, HAYLE, CORNWALL, TR27 4BT

STARTING BID £180,000 FREEHOLD

*** IAMSOLD.CO.UK * AUCTION END DATE TO BE CONFIRMED * CASH BUYERS ONLY**

*** FOUR BEDROOMS * TWO RECEPTIONS * KITCHEN / BREAKFAST ROOM ***

*** LARGE GARAGE / WORKSHOP * FIRST FLOOR BATHROOM ***

*** UTILITY * GROUND FLOOR CLOAKROOM * GARDENS FRONT AND REAR ***

*** DOUBLE GLAZING * PARTIAL CENTRAL HEATING * EPC = E ***

*** COUNCIL TAX BAND = D * APPROXIMATELY 117 SQUARE METRES ***

Offered for sale by the modern method of auction is this four bedroom mid terraced family home situated near the centre of Hayle town. The property comprises of two reception rooms, kitchen/breakfast room, utility, cloakroom and two store rooms on the ground floor. On the first floor there are four bedrooms and the family bathroom. Externally there are gardens to the front and rear, along with a large garage/workshop to the rear of the garden with access from Mount Pleasant. The property is dated throughout and would benefit from updating. The property is available to cash purchasers only due to part of the property being of mundic block construction.

AVAILABLE TO CASH BUYERS ONLY: Due the part of the property being of mundic block construction, the property is not suitable for mortgage purposes.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE PORCH: Dado rail, ceiling cornice. Half glazed door into:

ENTRANCE HALL: Dado rail, ceiling cornice, stairs rising, built in storage cupboard, radiator.

LIVING ROOM: 11' 8" x 10' 7" (3.56m x 3.23m) Double glazed window to the front, gas fire with wood surround, mantle over and recesses to either side, serving hatch to the kitchen/breakfast room.

DINING ROOM: 11' 5" x 11' 4" (3.48m x 3.45m) Dado rail, electric fire with recess to one side, double glazed window to the front, radiator.

KITCHEN / BREAKFAST ROOM: 14' 1" x 8' 11" (4.29m x 2.72m) Range of base and wall mounted units with work surface over, inset stainless steel sink unit with mixer tap and drainer, space for oven with extractor fan over, double glazed window to the rear. Door to:

UTILITY ROOM: 8' 6" x 8' 3" (2.59m x 2.51m) Plumbing for washing machine, double glazed windows to the rear, door to rear garden.

STORE ROOM: 11' 6" x 6' 8" (3.51m x 2.03m)

FURTHER STORE: 6' 2" x 8' 6" (1.88m x 2.59m)

CLOAKROOM: Low level w.c., hand rail, double glazed window to the rear.

FIRST FLOOR LANDING: Double glazed window to the rear, dado rail, access to the loft.

BEDROOM ONE: 11' 11" x 10' 1" (3.63m x 3.07m) Double glazed window to the front with window seat, radiator.

BEDROOM TWO: 11' 5" x 10' 5" narrowing to 8' 8" (3.48m x 3.17m - 2.64m) Double glazed window to the front with window seat, radiator.

BEDROOM THREE: 9' 4" x 7' 11" (2.84m x 2.41m) Double glazed window to the rear with window seat, built in wardrobe and storage unit, radiator.

BEDROOM FOUR: Double glazed window to the front with window seat, radiator.

BATHROOM: 11' 3" x 7' 7" maximum (3.43m x 2.31m) Corner with mixer tap and shower attachment, separate electric shower cubicle, low level w.c., pedestal wash hand basin, cupboard housing hot water cylinder, double glazed window to the rear, radiator.

OUTSIDE: To the front of the property there is a garden laid to artificial grass with central pathway and hand rail. To the rear of the property there are areas on different levels some laid to patio, others artificial grass with pedestrian access to the rear garden, block shed and the garage/workshop.

BLOCK SHED: 10' 4" x 6' 6" (3.15m x 1.98m) With power and light, window to the front.

GARAGE: 26' 2" x 9' 9" (7.98m x 2.97m) Electric up and over door, power and light, window to the front, openings and window into:

WORKSHOP: 29' 2" x 15' 11" (8.89m x 4.85m) Again with power and light, window and door to the front.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. The property is mainly constructed of granite under a tiled roof with a block extension with a flat roof. There is an element of mundic block within the property which we understand to include the bathroom on the first floor making the property unsuitable for mortgage purposes. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction passing the war memorial on your left whereby the property can be found on your left hand side, as indicated by a Marshall's for sale board.

AUCTIONEERS COMMENT: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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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