

Pandora, 71 Gwithian Towans,
Hayle, Cornwall, TR27 5BU









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GUIDE PRICE £575,000 FREEHOLD

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

*** WET ROOM * SOME SEA VIEWS TO GODREVY LIGHTHOUSE AND BEYOND ***

*** UNDERFLOOR HEATING * DECKING AREA * COUNCIL TAX BAND = A ***

*** EPC = D * APPROXIMATE SQUARE METRES TO BE CONFIRMED * NO ALLOCATED PARKING ***

Located on the ever popular Gwithian Towans is this beautifully presented two bedroom chalet with some sea views to Godrevy Lighthouse and beyond. The accommodation comprises an open plan living/kitchen/dining room, two bedrooms and a wet room. The property was rebuilt in 2008 to a high standard with underfloor heating throughout and an early appointment to view is highly recommended.

UPVC DOUBLE GLAZED DOOR TO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 21' 10" x 12' 3" (6.65m x 3.73m) Tiled flooring with underfloor heating throughout, high pitched ceiling with exposed beam and high level windows.

ENTRANCE AREA: Built in storage cupboard and hidden sliding storage, controls for underfloor heating.

KITCHEN AREA: Range of fitted base units, single bowl stainless steel sink unit with mixer tap and drainer, space for slimline dishwasher, integral oven and microwave, double glazed window to the side with sea glimpses.

LIVING / DINING AREA: Two sets of bi-fold doors to the front with integral blinds and sea views to Godrevy Lighthouse and beyond, wood burner with slate heat shield, wall lights, sunken spotlights.

BEDROOM ONE (DOUBLE ROOM): 11' 0" x 6' 3" (3.35m x 1.91m) Wall mounted bedside shelves, double glazed window to the rear.

BEDROOM TWO (BUNK BEDS): 6' 9" x 6' 3" (2.06m x 1.91m) Built in bunk beds, double glazed window to the rear.

WET ROOM: 5' 9" x 5' 0" (1.75m x 1.52m) Fully tiled room with walk in shower and glazed screen, wall mounted wash hand basin, low level w.c., heated towel rail, illuminated mirror, wall mounted fan heater, inset spotlights and light tunnel.

OUTSIDE: The garden is laid to slate chippings with raised decked area to the front with sea views towards Godrevy Lighthouse and beyond, there is a low fence surrounding the property and to the rear a surfboard store to the rear. Owners can park anywhere within the field and the property normally has two parking spaces by convention at the back of the property and between number 70 and 71.

SERVICES: Mains water and electricity. Klargester for drainage shared between 4 properties.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. The property is constructed of timber under a slate tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. The Klargester is emptied once a year and the cost is shared between four properties, the cost for 2024 was £45 each. There is a residents management company for chalets 61-78 in this field which looks after common areas, access and liaises with Cornwall Council regarding refuse collection. The owners pay an annual subscription which is currently £110.

DIRECTIONAL NOTE: Via What3Words ///chap.lightbulb.exhale

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
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