



28 Fore Street, St. Erth, Hayle,
Cornwall, TR27 6HT







28 FORE STREET, ST. ERTH, HAYLE, CORNWALL, TR27 6HT

GUIDE PRICE £245,000 FREEHOLD

*** MID TERRACED COTTAGE * TWO BEDROOMS * LIVING ROOM ***

*** KITCHEN / DINING ROOM * FIRST FLOOR BATHROOM ***

*** GENEROUS SIZE SOUTH WESTERLY FACING REAR GARDEN ***

*** RAISED DECKING AREA * COURTYARD FRONT GARDEN ***

*** EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 56 SQUARE METRES * NO ALLOCATED PARKING ***

*** GRADE II LISTED ***

Situated in the heart of St Erth village is this nicely presented two bedroom mid terraced grade II listed cottage. The accommodation comprises a living room and kitchen/diner on the ground floor with two bedrooms and family bathroom to the first floor. A real feature of the property is the garden to the south westerly facing garden to the rear with a raised decked area. We would highly recommend an early appointment to view.

DOOR TO:

HALLWAY: Tiled flooring, stairs rising, radiator.

LIVING ROOM: 12' 8" x 9' 9" (3.86m x 2.97m) Double glazed sliding sash window to the front, radiator, woodburner on slate hearth with wooden mantle over and granite surround, exposed ceiling beams.

KITCHEN / DINING ROOM: 14' 1" x 8' 10" maximum (4.29m x 2.69m) Range of base and wall mounted units, integral electric oven with gas hob and extractor hood over, one and a half bowl stainless steel sink unit with mixer tap and drainer, two double glazed windows and door to the rear, storage under the stairs.

FIRST FLOOR LANDING: With skylight.

BEDROOM ONE: 12' 7" x 10' 10" to wardrobes (3.84m x 3.30m) Built in range of mirror door wardrobes with shelved recess to one side, wooden double glazed sash window with seat to the front, exposed A frame.

BEDROOM TWO: 9' 8" x 6' 3" plus door recess (2.95m x 1.91m) Double glazed window to the rear overlooking the gardens, radiator, small low level storage cupboard.

BATHROOM: Panelled bath with mixer tap, hand grips, shower over and glazed screen, low level w.c., oval sink unit with mixer tap and storage under, heated towel rail, double glazed window to the rear, tiled walls and floor, extractor fan.

OUTSIDE: To the front of the property there is a cottage style courtyard garden which is gravelled for ease of maintenance with an established bay tree and granite wall surround. To the rear there is a good size raised decking area accessed from the kitchen with steps down to the south westerly facing garden area which is mainly laid to lawn with a path around, fence surround, wooden shed with power, further small granite store and access over the neighbours properties around to the front.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. The property is constructed of granite under a slate tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. The property is owner by a director of Marshall's Property Management.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction and immediately before the Causeway turn left onto Chenhalls Road. Proceed along this road into the village turning left before the church onto Chapel Hill. Continue along Chapel Hill which becomes Fore Street 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

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01736 795040

Camborne
01209 715672

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Lettings
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