

1 Hatches Hill, Angarrack, Hayle,
Cornwall, TR27 5HY









1 HATCHS HILL, ANGARRACK, HAYLE, CORNWALL, TR27 5HY

GUIDE PRICE £290,000 FREEHOLD

*** SEMI DETACHED COTTAGE * THREE BEDROOMS ***

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

*** SUNROOM * BATHROOM * PARKING FOR TWO VEHICLES ***

*** GARDEN TO THE REAR * NO ONWARD CHAIN ***

*** EPC = F * COUNCIL TAX BAND = C * APPROXIMATELY 81 SQUARE METRES ***

Offered to the market with no onward chain is this recently renovated three bedroom semi detached character cottage situated in the centre of Angarrack. The accommodation has been rearranged to comprise an open plan living/dining room with exposed ceiling beams and useful storage cupboard, a newly fitted kitchen, sun room and bathroom on the ground floor. On the first floor there are two double bedrooms and one single. There is parking to the side for two vehicles and a pretty cottage garden to the rear. The property has LPG heating, is fully double glazed and really needs to be viewed to appreciate to the full.

Double glazed front door to:

OPEN PLAN LIVING / DINING ROOM: 24' 7" x 13' 0" narrowing to 12' 2" (7.49m x 3.96m - 3.71m) Double glazed windows to the front with deep sill and one to the sun room, electric fire on slate hearth, exposed ceiling beams, two radiators, built in cloaks cupboard, stairs rising.

KITCHEN: 11' 4" x 9' 9" including boiler cupboard (3.45m x 2.97m) Double glazed windows to the side and rear with skylight, door to the sun room, range of base and wall mounted cupboards, integral electric double oven and hob, inset single bowl sink unit with mixer tap and drainer, complementary tiling, radiator, cupboard housing wall mounted LPG boiler.

BATHROOM: Opaque double glazed window to the rear with deep sill, panelled bath with electric shower over, wash hand basin, low level WC, skylight, heated towel rail, complementary tiling.

SUN ROOM: 136" x 61" (11' 4" x 5' 1") Door to the outside, windows overlooking the garden.

FIRST FLOOR LANDING: Double glazed window to the rear with deep sill, access to the loft.

BEDROOM ONE: 159" x 120" (13' 3" x 10') Double glazed window to the front, wooden flooring, radiator.

BEDROOM TWO: 152" x 114" (12' 8" x 9' 6") Double glazed window to the front, wooden flooring, radiator, storage recess over the stairs.

BEDROOM THREE: 82" x 81" (6' 10" x 6' 9") Double glazed window to the front.

OUTSIDE: To the side of the property there is a gravelled parking area for two vehicles giving access to the rear garden which has recently been returfed with new fence to one side and granite low wall to the other, there are some plant and shrub borders, a wooden storage shed, LPG bottles, outside tap and electric point.

SERVICES: Mains water, electricity, drainage and LPG bottles.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile signal for EE which was adequate. The property is constructed of granite under a tiled roof. We have verbally been informed by the vendor that both chimneys are fully lined if anyone wished to install a multi-fuel burner.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an easterly direction. At the main roundabout take the third exit towards Angarrack then the first exit at the small roundabout towards the village. Continue into the village turning left at the crossroads whereby the property can be found on your right hand side as indicated by a Marshall's for sale board.

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.

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