



19 Tremeadow Terrace, Hayle,  
Cornwall, TR27 4AF



Marshall's

ESTATE AGENTS















**19 TREMEADOW TERRACE, HAYLE, CORNWALL, TR27 4AF**

**GUIDE PRICE £240,000 FREEHOLD**

**\* END TERRACE COTTAGE \* TWO BEDROOMS \* LIVING ROOM \***

**\* DINING ROOM \* KITCHEN \* FIRST FLOOR BATHROOM \***

**\* GOOD SIZE GARDEN TO THE FRONT WITH SUMMER HOUSE \***

**\* COURTYARD TO THE REAR WITH BLOCK STORAGE SHED \* NO ALLOCATED PARKING \***

**\* EPC = E \* COUNCIL TAX BAND = B \* APPROXIMATELY 72 SQUARE METRES \***

Nestled in a private road of similar properties is this deceptively spacious two bedroom end terrace character cottage. The accommodation comprises a living room, dining room and kitchen on the ground floor along with two bedrooms and a bathroom on the first floor. Externally there is a good size garden to the front with a storage shed/summer house and to the rear a courtyard with a block built utility space. Due to the rarity of properties coming to the market in this road, an early appointment to view is highly recommended.

**WOODEN DOOR TO:**

**ENTRANCE HALL:** Radiator, thermostat, stairs rising.

**LIVING ROOM:** 11' 9" x 9' 8" (3.58m x 2.95m) Open fireplace (not tested) with wood surround and mantle over, double glazed window to the front, radiator.

**DINING ROOM:** 12' 6" x 10' 1" (3.81m x 3.07m) Open fireplace (not tested) with wood surround and mantle over, cupboard to one side, double glazed window to the rear, further cupboard under the stairs, phone point.

**KITCHEN:** 15' 7" x 7' 5" (4.75m x 2.26m) Butler style sink with built in drainer, two pairs of wooden double glazed windows to the side, space and connection for gas cooker, wall mounted gas combination boiler, access to loft.

**FIRST FLOOR LANDING:** Window to the rear with deep sill, access to the loft.

**BEDROOM ONE:** 10' 6" x 9' 3" (3.20m x 2.82m) Built in wardrobes, UPVC double glazed window to the rear, radiator.

**BEDROOM TWO:** 10' 8" x 9' 1" (3.25m x 2.77m) UPVC double glazed window to the front with window seat, radiator.

**BATHROOM:** 7' 7" x 6' 11" (2.31m x 2.11m) Panelled bath with hot and cold taps, mid level w.c., pedestal wash hand basin, UPVC double glazed window to the front, heated towel rail.

**OUTSIDE:** To the front of the property there is a good size garden with areas laid to lawn and paving with mature plants, shrubs and trees in need of some maintenance. There is a good size summerhouse, an open store area and pedestrian access to an access lane. To the rear of the property there is a courtyard area with a block store with power and light, gated access onto Tremeadow Terrace. Although there is no allocated parking to the property, there is a communal parking area within this lane.

**SERVICES:** Mains water, gas, electricity and drainage.

**AGENTS NOTE:** We checked the phone signal with EE which was intermittent. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. The property is constructed of granite under a slate tiled roof.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in an easterly direction to the foundry end of the town. At the roundabout take the first exit, the first left then the first right into Chapel Terrace. On Chapel Terrace take the first left into Tremeadow Terrace where the parking area can be found on your left and the property is the last 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

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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