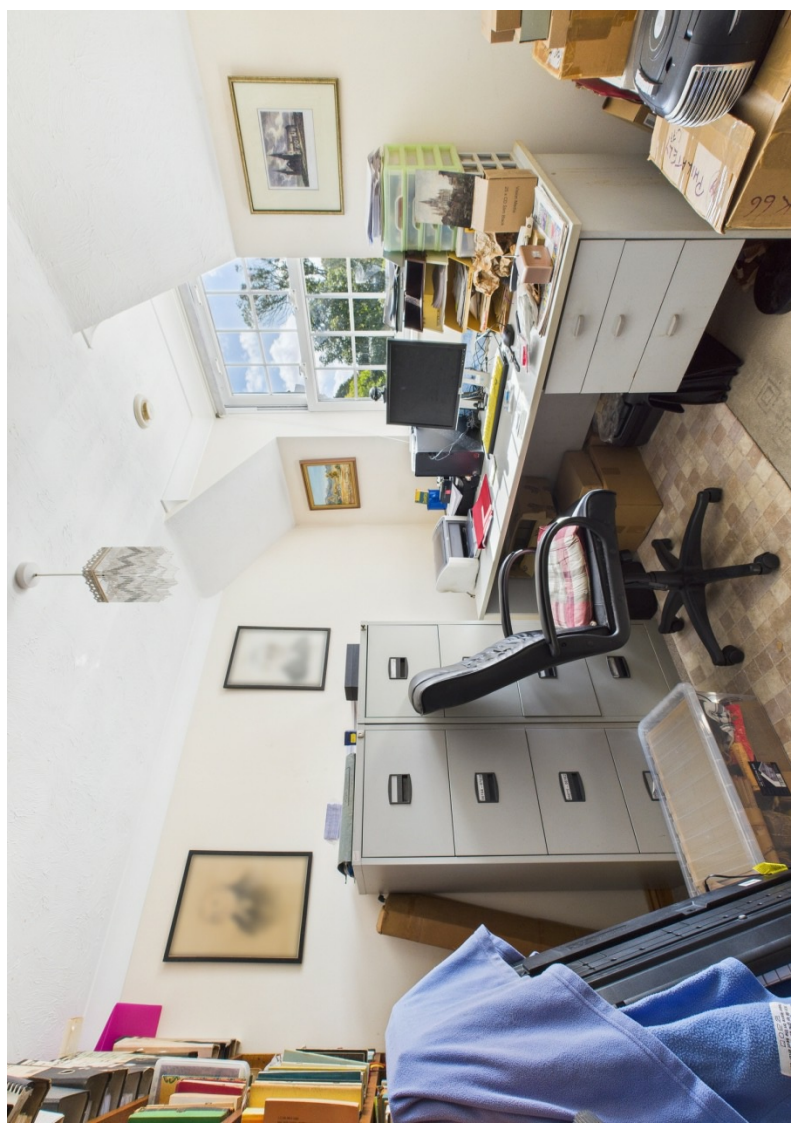




7 Penmare Court, Hayle, Cornwall,
TR27 4RD







7 PENMARE COURT, HAYLE, CORNWALL, TR27 4RD

£375,000 FREEHOLD

- * DETACHED FOUR-BEDROOM FAMILY HOME IN HAYLE ***
- * KITCHEN WITH UTILITY ROOM PLUS GROUND FLOOR W.C. ***
- * LIVING ROOM, DINING ROOM AND CONSERVATORY ***
- * MAIN BEDROOM WITH EN-SUITE SHOWER ROOM ***
- * FAMILY BATHROOM SERVING THREE FURTHER BEDROOMS ***
- * DRIVEWAY PARKING FOR TWO CARS AND GARAGE ***
- * LOW-MAINTENANCE REAR GARDEN WITH PATIO AND GRAVEL ***
- * MODERN COMFORTS INCLUDING UNDERFLOOR HEATING AND DOUBLE GLAZING ***
- * COUNCIL TAX BAND = D * EPC = C * APPROXIMATELY 99 SQUARE METRES ***

A well-presented four-bedroom detached home situated in the popular town of Hayle, within easy reach of shops, schools, transport links, and the town's stunning beaches. The ground floor offers a kitchen with utility room, living room, dining room, conservatory, and W.C. Upstairs are four bedrooms, including one with an en-suite shower room, plus a family bathroom. Outside, there is driveway parking for two cars, a garage, and a low-maintenance rear garden laid to gravel and patio. The property also benefits from double glazing, underfloor heating downstairs and radiators upstairs. We would highly recommend an early appointment to view.

DOOR TO:

KITCHEN: 27' 3" x 8' 0" including the utility area and cloakroom (8.31m x 2.44m) Range of base and wall mounted kitchen units, one and a half bowl stainless steel sink unit with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over, double glazed window to the front, built in dishwasher and fridge, cupboard under the stairs, thermostat, cupboard housing the water tank, wooden flooring with underfloor heating.

UTILITY AREA: Range of base and wall mounted units, plumbing for washing machine, wooden flooring with underfloor heating. Door to:

CLOAKROOM: Low level w.c., corner wash hand basin, double glazed window to the side, wooden flooring with underfloor heating.

DINING ROOM: 11' 1" x 10' 2" (3.38m x 3.10m) UPVC sash window to the conservatory, wooden flooring with underfloor heating.

INNER HALL: Doors to conservatory and living room, stairs rising, wooden flooring with underfloor heating.

LIVING ROOM: 13' 6" x 10' 11" maximum (4.11m x 3.33m) UPVC sash window to the rear, wooden flooring with underfloor heating, thermostat.

CONSERVATORY: 17' 9" x 8' 8" (5.41m x 2.64m) Glazed to three sides, double doors to the rear a door to one side, glazed roof.

FIRST FLOOR LANDING: Access to the loft, radiator.

BEDROOM ONE: 10' 2" x 7' 3" up to range of built in wardrobes (3.10m x 2.21m) Double glazed window to the front, built in wardrobes, tv point, radiator. Door to:

ENSUITE SHOWER ROOM: Tiled walls and floor, shower unit with glazed folding door, wash hand basin with storage under, double glazed window to the front, extractor fan.

BEDROOM TWO: 10' 8" x 8' 5" up to range of built in wardrobes (3.25m x 2.57m) Built in wardrobes, sliding sash window to the rear, radiator.

BEDROOM THREE: 9' 5" x 8' 6" (2.87m x 2.59m) UPVC sash window to the rear, tv and phone points, radiator.

BEDROOM FOUR: 8' 0" x 7' 3" (2.44m x 2.21m) Double glazed window to the front, tv point, radiator.

FAMILY BATHROOM: 7' 10" x 5' 6" (2.39m x 1.68m) Panelled bath with glazed screen, mixer tap and wall mounted shower, low level w.c., pedestal wash hand basin, UPVC sash window to the rear, heated towel rail, wall mounted cupboards, tiled walls.

OUTSIDE: The rear garden provides a private and versatile outdoor retreat, thoughtfully laid to gravel and patio to create low-maintenance seating and dining areas. A graceful willow tree adds charm and character, while a useful storage shed offers practicality. Enclosed by fencing for privacy, the garden also benefits from side access leading to the front of the property. To the front there is parking for two vehicles and access to:

GARAGE: 15' 0" x 7' 9" (4.57m x 2.36m) With up and over door, wall mounted gas boiler.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///unlocking.condiment.sugar

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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