



8 Phillack Hill, Phillack Hayle,
Cornwall, TR27 5AD

 **Marshall's**
ESTATE AGENTS







8 PHILLACK HILL, PHILLACK HAYLE, CORNWALL, TR27 5AD

GUIDE PRICE £250,000 FREEHOLD

*** TWO BEDROOMS * LOUNGE * KITCHEN/DINER * SUNROOM * FIRST FLOOR BATHROOM ***

*** GROUND FLOOR CLOAKROOM * RAISED TERRACE TO THE REAR ***

*** CONSERVATION AREA * END OF TERRACE COTTAGE ***

*** EPC = D * COUNCIL TAX BAND = A * APPROXIMATELY 66 SQUARE METRES ***

A beautifully presented two bedroom end of terrace property retaining many of the original features with spacious accommodation throughout, located in this popular village within close proximity of the church and easy reach of the Towans and the main town of Hayle with school, shops and amenities. The property is offered to the market with no onward chain and a viewing is highly recommended.

Stable door to:

LOUNGE: 13' 8" x 11' 6" (4.17m x 3.51m) Double glazed window to the front with seat, double glazed window to the side, staircase rising, gas fire on tiled surround with wooden mantle and hearth, beamed ceiling, understairs storage, radiator. Door to:

KITCHEN/DINER: 11' 1" x 9' 9" (3.38m x 2.97m) With tiled flooring, double glazed window to the side, wall and base fitted matching cupboards, built in shelving, Belfast sink, electric oven, gas hob, extractor fan, plumbing for washing machine, wall mounted boiler, space for the fridge, radiator, beamed ceiling.

CLOAKROOM: Low level WC, opaque double glazed window to the rear, tiled flooring.

SUN ROOM: 11' 0" x 10' 0" (3.35m x 3.05m) Tiled flooring, double glazed patio doors to the side with two glass panels, radiator, built in storage.

FIRST FLOOR LANDING

BEDROOM ONE: 11' 9" x 11' 1" (3.58m x 3.38m) Double glazed window to the front and side, both with deep cills, the window to the side has views over Hayle and Copperhouse Pool, radiator, built in wardrobe.

BEDROOM TWO: 9' 8" x 8' 6" (2.95m x 2.59m) Double glazed window to the side and rear, the rear one being a fire exit which opens out into the raised terrace, enjoying very pleasant outlook, radiator, built in wardrobe.

BATHROOM: 6' 5" x 5' 5" (1.96m x 1.65m) Opaque double glazed window to the rear, panelled bath with separate shower over, low level WC, wash hand basin, wooden flooring, complementary tiling, radiator.

OUTSIDE: To the front of the property is a raised floral bed. To the rear, the raised terrace is from bedroom two.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for EE which was intermittent. The property is constructed of granite under a slate tiled roof.

DIRECTIONS: Via "What3Words" app: ///train.became.reservoir

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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