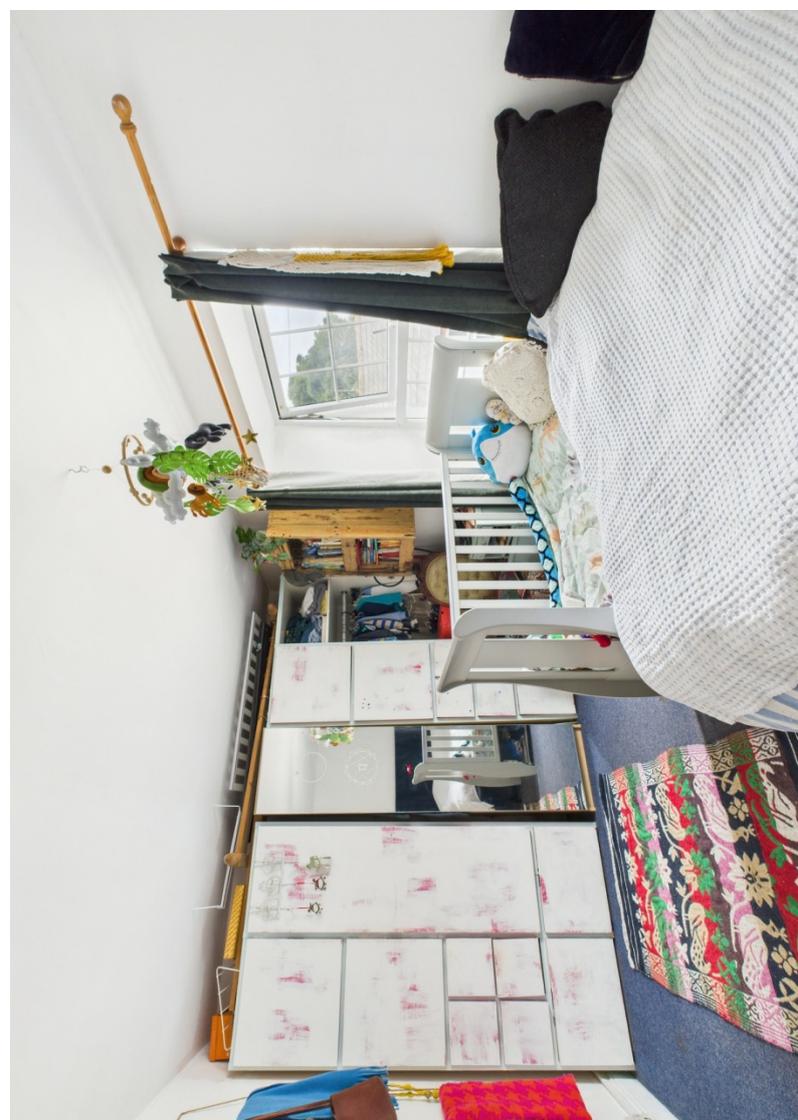
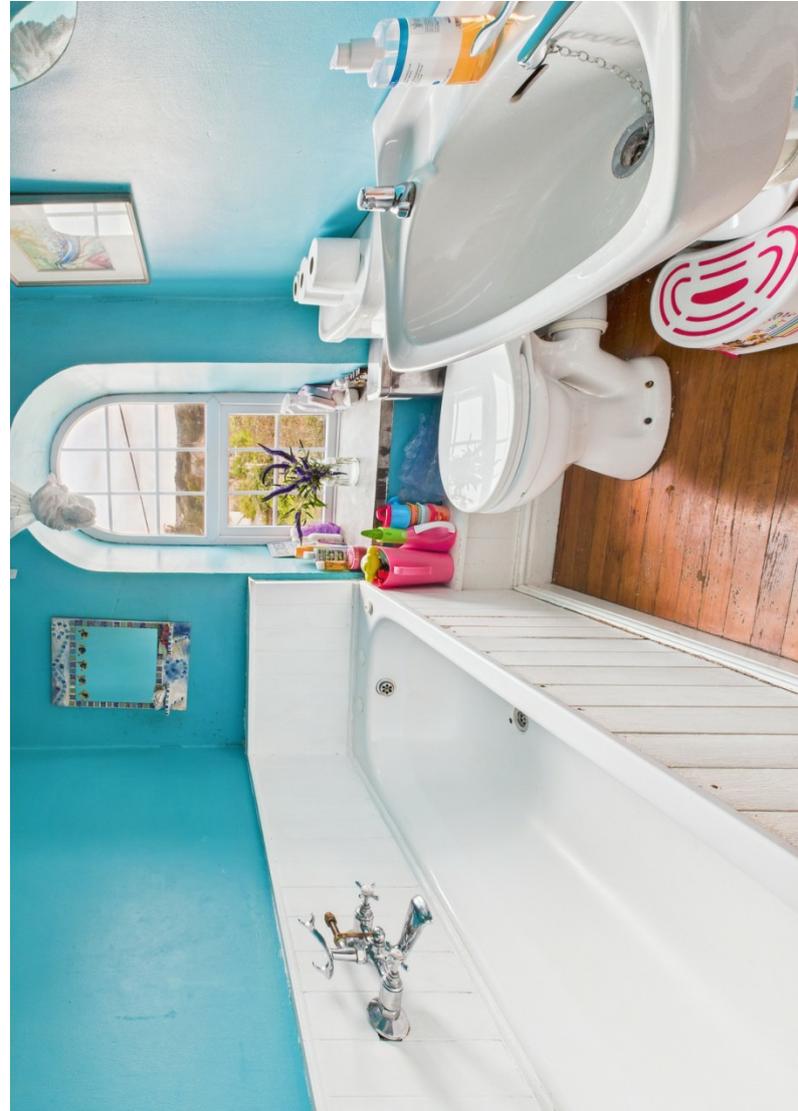




3 Chapel Hill, St. Erth, Hayle,  
Cornwall, TR27 6HL







**3 CHAPEL HILL, ST. EARTH, HAYLE, CORNWALL, TR27 6HL**

**GUIDE PRICE £285,000 FREEHOLD**

**\* END TERRACE CHARACTER COTTAGE \* TWO BEDROOMS \***

**\* LARGE OPEN PLAN LIVING / DINING ROOM \***

**\* KITCHEN \* FIRST FLOOR BATHROOM \***

**\* GROUND FLOOR WASH ROOM \* ATTIC ROOM WITH FAR REACHING VIEWS \***

**\* COURTYARD GARDEN \* USEFUL OUTBUILDING WITH POWER AND WATER \***

**\* NO ALLOCATED PARKING \* EPC = E \***

**\* COUNCIL TAX BAND = C \* APPROXIMATELY 110 SQUARE METRES \***

Offered to the market in good decorative order throughout is this nicely presented two bedroom end terrace character cottage. The accommodation comprises a generous size open plan living/dining room with inglenook fireplace and inset wood burner, kitchen and wash room on the ground floor. On the first floor there are two double bedrooms and a family bathroom. The property also enjoys an attic room with lovely rural views. Externally there is a courtyard garden area to the side with a useful outbuilding currently setup as another kitchen area with power and water, ideal for a variety of uses. Due to the popularity of properties within the area, we would highly recommend an early viewing to avoid disappointment.

**WOODEN FRONT DOOR INTO:**

**OPEN PLAN LIVING / DINING ROOM:** 23' 8" x 15' 0" (7.21m x 4.57m) With slate tiled flooring, two double glazed windows to the rear with deep sills, wooden sliding sash windows to the front again with deep sill, granite inglenook fireplace with inset wood burner, radiator, spiral staircase rising. Step down to:

**KITCHEN:** 15' 3" x 5' 7" (4.65m x 1.70m) Range of base units with integrated electric oven and gas hob, stainless steel single bowl sink unit with mixer tap and drainer, space for undercounter fridge and freestanding fridge/freezer, wall mounted gas combination boiler, two skylights, double glazed french doors to the courtyard. Door to:

**WASH ROOM:** 6' 6" x 5' 9" maximum (1.98m x 1.75m) Built in tiled shower cubicle with electric shower, low level w.c., wall mounted corner sink, space and plumbing for washing machine and tumble dryer, slate tiled flooring, skylight.

**FIRST FLOOR LANDING:** Exposed wooden floorboards, doors to both bedrooms and stained glass door to the family bathroom, spiral staircase rising.

**BEDROOM ONE:** 15' 6" x 9' 7" (4.72m x 2.92m) Double glazed window to the front, radiator.

**BEDROOM TWO:** 15' 6" x 7' 6" (4.72m x 2.29m) Double glazed window to the rear with window seat and exposed granite to either side, radiator, exposed wooden floorboards.

**BATHROOM:** 5' 9" x 5' 4" (1.75m x 1.63m) Panelled bath with wall mounted mixer tap, low level w.c., wash hand basin, heated towel rail, exposed wooden floorboards, arched window to the side with far reaching views and deep sill.

**SECOND FLOOR**

**ATTIC ROOM:** 18' 6" x 16' 0" maximum (5.64m x 4.88m) With exposed ceiling beams, restricted head height, skylight with far reaching rural views.

**OUTSIDE:** To the side of the property there is a courtyard garden area laid to patio with outside tap, gated access to the front. Access to:

**EXTERNAL KITCHEN / WORKSHOP:** 6' 1" x 5' 8" (1.85m x 1.73m) Range of base cupboards with shelves over, single bowl sink unit with mixer tap and drainer, integrated electric oven and hob, space for undercounter fridge.

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

**AGENTS NOTE:** We checked the signal with EE which was intermittent.  
We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.  
The property is mostly constructed of granite under a slate tiled roof.  
There is a right of way to the neighbouring property through the garden which the present vendor informs us hasn't been used for many years however is a legal right for them to use should they so wish.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in a westerly direction to Hayle Causeway, turning left towards St Erth. Entering the village turn left before the church whereby the property can be found about three quarters of the way up 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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)