



Wayside, Tyringham Road, Lelant,
St. Ives, Cornwall, TR26 3LJ







WAYSIDE, TYRINGHAM ROAD, LELANT, ST. IVES, CORNWALL, TR26 3LJ

£190,000 FREEHOLD

*** FOUR BEDROOMS * THREE RECEPTION ROOMS ***

*** KITCHEN * FIRST FLOOR BATHROOM * SEPARATE W.C. ***

*** GOOD SIZE REAR GARDEN * BLOCK BUILT SHED WITH POWER ***

*** NO ONWARD CHAIN * NO ALLOCATED PARKING * EPC = F ***

*** COUNCIL TAX BAND = C * APPROXIMATELY 102 SQUARE METRES ***

An excellent opportunity to acquire a four-bedroom terraced home in the sought-after village of Lelant, offered to the market with no onward chain. The property requires complete renovation, making it an ideal purchase for those looking to put their own stamp on a home. The accommodation comprises three reception rooms, a kitchen, four bedrooms, a first-floor bathroom, and a separate W.C. To the rear, there is a generous garden, perfect for families or keen gardeners, along with a useful block-built storage shed with power. This property presents fantastic potential to create a wonderful family home in a desirable location.

DOOR TO:

HALL: Original tiled flooring, electric radiator, stairs rising.

LIVING ROOM: 11' 9" x 11' 2" (3.58m x 3.40m) Feature granite wall with inset fireplace (not tested), electric radiator, window to the front, wall light, built in shelving.

SNUG: 12' 2" x 8' 1" (3.71m x 2.46m) Open fire (not tested) with built in cupboards and recesses to either side, window to the front, wall lights, electric radiator.

DINING ROOM: 11' 2" x 10' 3" (3.40m x 3.12m) Open fire (not tested) with brick surround, recess to either side, door and windows to the rear, electric radiator, wall lights.

KITCHEN: 9' 11" x 6' 11" (3.02m x 2.11m) Range of built in wall and base units, inset porcelain sink unit with mixer tap and drainer, electric oven with gas hob and extractor over, electric radiator, cupboard under the stairs, further built in cupboard with utility space, further built in cupboard.

FIRST FLOOR LANDING: Stained glass window to the rear.

BEDROOM ONE: 10' 8" x 10' 6" (3.25m x 3.20m) Built in wardrobes and drawer unit, storage under the window, electric radiator, sash window to the front.

BEDROOM TWO: 10' 8" x 10' 0" (3.25m x 3.05m) Built in wardrobes, headboard, high level cupboards and drawers, sash window to the front, radiator.

BEDROOM THREE: 12' 5" x 7' 8" maximum (3.78m x 2.34m) Built in wardrobes and desk, shelved recess, electric radiator, window to the rear.

BEDROOM FOUR: 10' 8" x 7' 6" (3.25m x 2.29m) Sash window to the front, electric radiator.

BATHROOM: 7' 7" x 6' 2" (2.31m x 1.88m) Bath with mixer tap, shower attachment, separate shower over, glazed screen and hand grip, pedestal wash hand basin, electric radiator, tiled walls, window to the rear, cupboard housing water tank, access to the loft.

CLOAKROOM: Corner sink unit, w.c. with high level cistern, electric fan heater, window to the rear.

OUTSIDE: To the rear of the property there is a generous size garden laid mostly to lawn with mature plants, shrubs and trees, a hidden pond area, a paved area with outside tap and access to:

STORE: L shaped room with power and light, windows to the side and rear.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. We checked the phone signal with EE which was intermittent. We understand the property to be constructed of a mixture of granite and cob under a slate tiled roof.

DIRECTIONAL NOTE: Via What3Words: ///camera.cleansed.talked

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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