



10 Lanuthnoe Estate, St. Erth,
Hayle, Cornwall, TR27 6HU



Marshall's

ESTATE AGENTS







10 LANUTHNOE ESTATE, ST. EARTH, HAYLE, CORNWALL, TR27 6HU

GUIDE PRICE £239,950 FREEHOLD

*** 157 LOCAL CONNECTION CLAUSE * THREE BEDROOMS * LOUNGE/DINER ***

*** KITCHEN * BATHROOM * DOUBLE GLAZING * GAS RADIATORS WHERE MENTIONED ***

*** FRONT GARDEN * LARGE GARDEN TO THE REAR * EPC = C * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 74 SQUARE METRES ***

This three bedroom, double fronted family home on the outskirts of this very popular village, within easy reach of the school, pub and shop along with easy access to the A30, bus and train station. The property is offered to the market with no onward chain, benefits from a rear garden in excess of 100ft and does need to be viewed to be fully appreciated.

Double glazed door to:

HALLWAY: Radiators, staircase rising, wall mounted boiler.

KITCHEN: 10' 0" x 8' 4" (3.05m x 2.54m) With double glazed window and door to the rear, stainless steel one and a half bowl sink unit with mixer tap and drainer, plumbing for washing machine, space for the gas cooker, a range of base and wall mounted cupboards, space for the fridge/freezer, under stairs storage, complementary tiling.

BATHROOM: 6' 0" x 4' 10" (1.83m x 1.47m) Opaque double glazed window to the front, panelled bath with separate shower over and shower screen, low level WC, wash hand basin, complementary tiling, tiled floor.

LOUNGE: 16' 0" x 9' 0" (4.88m x 2.74m) Multi fuel burner with granite surround, wooden mantle over, slate hearth, under stairs storage, double glazed windows to the front and rear, two radiators.

FIRST FLOOR LANDING: Window to the rear, radiator, access to the loft.

BEDROOM ONE: 16' 9" x 8' 11" (5.11m x 2.72m) Double glazed windows to the front and rear, radiator.

EN SUITE SHOWER ROOM: Low level WC with integrated sink with mixer tap over, opaque double glazed window to the rear, complementary tiling.

BEDROOM TWO: 9' 0" x 9' 0" (2.74m x 2.74m) Double glazed window to the rear, radiator.

BEDROOM THREE: 13' 6" x 7' 5" maximum (4.11m x 2.26m maximum) Double glazed window to the front (no radiator).

OUTSIDE: To the front of the property the garden is laid to lawn with plants and shrubs. The rear garden, at this time overgrown, but with useful block built storage shed, laid to lawn and in excess of 100ft in length with hedge boundaries.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///mole.saloons.eventful](https://www.what3words.com/#!/mole.saloons.eventful)

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for EE which was good. The property is constructed of block under a tiled roof. The property has had a concrete screening test which has confirmed the property as an A2 rating which should be suitable for mortgage purposes however we recommend any potential purchaser should make their own enquiries with lenders.

157 LOCAL CONNECTION CLAUSE: This property is subject to a Section 157 Local Connection Clause, meaning it can only be purchased by buyers who have lived or worked in the local area for at least the past 3 years.

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