

41 High Lanes, Hayle, Cornwall,
TR27 4AW









41 HIGH LANES, HAYLE, CORNWALL, TR27 4AW

£190,000 FREEHOLD

*** THREE BEDROOM MID TERRACE HOUSE * CONVENIENT HAYLE TOWN LOCATION ***

*** IN NEED OF RENOVATION * LIVING ROOM AND KITCHEN/DINER ***

*** THREE BEDROOMS AND FAMILY BATHROOM * FRONT AND REAR GARDENS ***

*** POTENTIAL FOR OFF-ROAD PARKING (SUBJECT TO NECESSARY PERMISSIONS) ***

*** BLOCK-BUILT STORE/WORKSHOP WITH POWER AND LIGHT ***

*** EPC = F * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 83 SQUARE METRES ***

A three bedroom mid terrace house offering excellent potential, situated in a convenient location in Hayle town. The property is in need of renovation throughout, providing an ideal opportunity for those looking to create a home to their own specification. The ground floor comprises an entrance hall, living room, kitchen/dining room, separate W.C. and useful store. To the first floor there are three bedrooms and a family bathroom. Outside, the property benefits from good sized gardens to both the front and rear, with the potential to create off-road parking to the front (subject to the necessary consents), along with a block built store/workshop to the rear with power and light. Offered to the market with no onward chain, this property represents a fantastic opportunity for refurbishment and investment. Viewing highly recommended.

DOOR TO:

ENTRANCE PORCH: Door and window to:

HALL: Stairs rising with storage under.

LIVING ROOM: 13' 3" x 10' 4" (4.04m x 3.15m) Gas fire (not tested), double glazed window to the front, picture rail.

KITCHEN / DINING ROOM: 19' 6" x 9' 9" (5.94m x 2.97m) Range of base cupboards to either end of the room, solid fuel Rayburn (not tested), cupboard housing water tank, single bowl stainless steel sink unit with mixer tap and drainer, double glazed window to the rear. Door to:

REAR ENTRANCE: Door to rear garden, side access, store room and w.c.

W.C: Window to the side, w.c. with high level flush.

STORE ROOM: Previously used as a coal store.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 12' 4" x 9' 10" (3.76m x 3.00m) Double glazed window to the rear, built in wardrobe.

BEDROOM TWO: 10' 9" x 10' 6" plus door recess (3.28m x 3.20m) Built in wardrobe, double glazed window to the front, picture rail.

BEDROOM THREE: 8' 8" x 8' 3" including wardrobe (2.64m x 2.51m) Built in wardrobe, double glazed window to the front.

BATHROOM: Panelled bath, low level w.c., pedestal wash hand basin, tiled walls, double glazed window to the rear.

OUTSIDE: To the front of the property the garden is laid to lawn with block wall to one side, shared path to the right hand side leading to the rear entrance. The neighbouring property has converted the front garden into parking and this property would lend itself to the same (subject to any necessary consents). To the rear of the property there is another good size garden laid mostly to lawn with block built shed/workshop with power and light.

SERVICES: Mains water, electricity and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///prop.witless.nitrate

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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Camborne
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Lettings
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