



5 Glebe Row, Phillack, Hayle,
Cornwall, TR27 5AJ



Marshall's
ESTATE AGENTS







5 GLEBE ROW, PHILLACK, HAYLE, CORNWALL, TR27 5AJ

£195,000 FREEHOLD

*** MID TERRACED COTTAGE * TWO BEDROOMS * LIVING / DINING ROOM ***

*** KITCHEN * FIRST FLOOR BATHROOM * GARDENS FRONT AND REAR ***

*** POPULAR VILLAGE LOCATION * EPC = D * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 47 SQUARE METRES ***

Offered to the market with no onward chain is this two bedroom mid terrace cottage. The accommodation comprises a living/dining room and kitchen on the ground floor with two double bedrooms and the bathroom on the first floor. Externally there are front and rear gardens, the latter with a block built storage shed. Opposite the property (although not owned by the property) the owners have used a parking space for over 20 years. The property is in need of updating however would make a lovely home or investment property. Viewing is highly recommended to avoid disappointment.

DOOR TO:

LIVING / DINING ROOM: 22' 6" x 9' 5" overall (6.86m x 2.87m)

LIVING AREA: Exposed ceiling beams, radiator, double glazed window to the front, stairs rising with storage under.

DINING AREA: Built in Cornish Range (not in use) and storage recess, double glazed window to the rear, radiator.

KITCHEN: 11' 11" x 4' 7" (3.63m x 1.40m) Range of base and wall mounted units with built in electric oven and gas hob, single bowl sink unit with mixer tap and drainer, double glazed window and door to the side.

FIRST FLOOR LANDING: Doors to bedrooms and bathroom.

BEDROOM ONE: 11' 0" x 9' 4" maximum (3.35m x 2.84m) Double glazed window to the front, radiator.

BEDROOM TWO: 11' 6" x 7' 11" maximum (3.51m x 2.41m) Double glazed window to the rear, radiator, built in cupboard housing wall mounted boiler, built in shelves.

BATHROOM: 5' 8" x 5' 0" plus sink recess (1.73m x 1.52m) P shaped bath with glazed screen partly tiled walls, low level w.c., pedestal wash hand basin, heated towel rail, extractor fan, skylight.

OUTSIDE: To the front of the property there is a paved garden area with hedges to either side and established palm trees, gated access to front courtyard area. To the rear of the property the garden is laid partly to gravel and concrete with gated access to the rear pedestrian lane (currently overgrown and inaccessible), door to:

SHED: 7' 2" x 6' 8" (2.18m x 2.03m) Metal corrugated roof, window to the front.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. We understand from Openreach.com that Standard Broadband (ADSL) should be available to the property. The property is mostly constructed of granite under a slate tiled roof.

DIRECTIONAL NOTE: Via What3Words: ///grand.inserting.awakening

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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