

The Old Launderette, Laity Lane,
St. Ives, Cornwall, TR26 3HW



Marshall's

ESTATE AGENTS









THE OLD LAUNDERETTE, LAITY LANE, ST. IVES, CORNWALL, TR26 3HW

£200,000 FREEHOLD

*** TWO BEDROOM BUNGALOW * BATHROOM * KITCHEN ***

*** LIVING / DINING ROOM * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** FULL RESIDENTIAL USE * COMMUNAL PARKING ***

*** EPC = TO BE ASSESSED * COUNCIL TAX BAND = A ***

*** APPROXIMATE SIZE TO BE CONFIRMED ***

A two bedroom bungalow with full residential use situated on the outskirts of Carbis Bay. The property is presented to a high standard and offers two double bedrooms, fitted kitchen, sitting/dining room and enjoys gas central heating, double glazing and a paved patio front garden. There is a communal parking area the front of the property. Ideal for residential use, investment property or holiday home.

DOUBLE GLAZED DOOR TO:

KITCHEN: 13' 0" x 5' 8" (3.96m x 1.73m) Double glazed window to front, range of matching wall and base kitchen units comprising of cupboards and drawers with work surface over, electric oven with four ring hob and extractor hood over, stainless steel single bowl sink unit with mixer tap and drainer, space for fridge, plumbing for washing machine, radiator (requires attention), wall mounted gas boiler, open shelves set in wall, wood flooring, inset spotlights. Open doorway to:

LIVING ROOM: 15' 2" x 11' 3" (4.62m x 3.43m) Two double glazed windows to the rear, Velux window, open shelves set in wall, radiator (requires attention), wooden floor. Open doorway to:

HALLWAY: Leading to bathroom and bedroom one, double glazed window to the front.

BATHROOM: Velux window, white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashback, shaver socket and light, low level w.c., extractor fan, electric heated towel rail, wall light.

BEDROOM ONE: 10' 8" x 9' 10" (3.25m x 3.00m) Double glazed window to the front, radiator, wooden floor, inset spotlights.

BEDROOM TWO: 12' 0" x 9' 9" (3.66m x 2.97m) Double glazed window to the side, radiator, wooden floor.

OUTSIDE: To the front of the property the garden is laid to paving stones with fence border, garden shed.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was intermittent. We understand from Openreach that Superfast Fibre Broadband (FTTC) should be available to the property. The property is constructed of block under a concrete tiled roof. The property is adjacent to an electric transformer.

DIRECTIONAL NOTE: Via What3Words: ///plums.premature.graver

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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