



38 Long Croft Crescent, Hayle,
Cornwall, TR27 4FT



Marshall's

ESTATE AGENTS







38 LONG CROFT CRESCENT, HAYLE, CORNWALL, TR27 4FT

GUIDE PRICE £315,000 FREEHOLD

- * MAIN BEDROOM WITH EN SUITE SHOWER ROOM * TWO FURTHER BEDROOMS ***
- * OPEN PLAN LIVING SPACE WITH WELL EQUIPPED KITCHEN ***
- * GROUND FLOOR CLOAKROOM * FIRST FLOOR BATHROOM ***
- * DOUBLE GLAZING * GAS CENTRAL HEATING * ENCLOSED REAR GARDEN ***
- * PARKING FOR TWO VEHICLES * MODERN FAMILY HOME * VIEWING ESSENTIAL ***
- * EPC = B * COUNCIL TAX BAND = C * APPROXIMATELY 84 SQUARE METRES ***

A beautifully presented three bedroom semi detached modern home on the outskirts of the town, within easy reach of the shops and amenities and the three miles of golden sands. With excellent transport links including railway station. The property offers open plan living space with a pleasant outlook over the rear garden, a cloakroom on the ground floor and bathroom on the first floor. With double glazing and gas central heating, the rear garden is enclosed with a high fence surround, the property warrants an early appointment to view to avoid disappointment.

Double glazed door to:

HALLWAY: Staircase rising, radiator. Door to:

OPEN PLAN LIVING SPACE: 27' 6" x 16' 9" narrowing to 9' 6" (8.38m x 5.11m narrowing to 2.90m) Kitchen area: double glazed window to the front, one and a half bowl stainless steel sink unit, mixer tap and drainer, integrated dishwasher, washing machine and fridge/freezer, a range of base and wall mounted units, including one concealing the wall mounted boiler, electric oven, gas hob, stainless steel extractor hood, glass splash back, two radiators, double glazed window to the rear and patio doors to the rear.

CLOAKROOM: Low level WC, wash hand basin, radiator.

FIRST FLOOR LANDING: With access to loft, storage cupboard.

BEDROOM ONE: 12' 10" x 9' 2" (3.91m x 2.79m) Window to the rear, radiator.

EN SUITE SHOWER ROOM: With shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan, complementary tiling.

BEDROOM TWO: 10' 0" x 9' 2" (3.05m x 2.79m) Window to the front, radiator.

BEDROOM THREE: 10' 4" x 7' 2" (3.15m x 2.18m) Double glazed window, radiator.

BATHROOM: 7' 2" x 6' 5" (2.18m x 1.96m) Panelled bath with mixer tap, separate shower over and shower screen, low level WC, wash hand basin, opaque double glazed window to the front, heated towel rail, complementary tiling, extractor fan, shaver socket.

OUTSIDE: To the front of the property is parking for approximately two vehicles. To the rear is a garden laid to lawn with patio area, outside tap, electric point, gate to front access, high fence surround.

SERVICES: Mains electricity, gas and water (metered), mains drainage.

DIRECTIONS: Via "What3Words" app: [///elated.advancing.flirts](https://www.what3words.com/related/advancing.flirts)

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for EE which was good. The property is constructed of timber block under a tiled roof.

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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