



1a Trevassack Court, Hayle,
Cornwall, TR27 4NA







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£160,000 LEASEHOLD

*** FIRST FLOOR APARTMENT * TWO BEDROOMS ***

*** OPEN PLAN LIVING / KITCHEN / DINING ROOM * BATHROOM ***

*** COURTYARD GARDEN * FAR REACHING VIEWS * IDEAL FIRST TIME PURCHASE ***

*** LOW OUTGOINGS * SMALL AREA IDEAL FOR MOTORBIKE PARKING ***

*** COUNCIL TAX BAND = A * APPROXIMATELY 50 SQUARE METRES * EPC = D ***

Offered to the market in good decorative order throughout, this nicely presented two bedroom first floor apartment really needs to be viewed to appreciate to the full. The accommodation comprises an open plan living/kitchen/dining room, two double bedrooms and a bathroom. Externally there is a private courtyard garden area enjoying storage under the stairs with new fencing in the last two years. The current owners have replaced the roof, insulation and installed storage heaters in the last three years. Situated a short distance from the main stretch of Copperhouse with all its amenities, beaches and memorial walk, the property enjoys far reaching views, would make an ideal first time purchase and again, we would highly recommend an early appointment to view.

STEPS UP TO FRONT DOOR: Opening to:

OPEN PLAN LIVING / KITCHEN / DINING ROOM: 19' 11" narrowing to 12' 9" x 14' 1" narrowing to 10' 2" (6.07m - 3.89m x 4.29m - 3.10m)

LIVING AREA: Double glazed window to the front with far reaching views, night storage heater.

KITCHEN AREA: Two double glazed windows to the side with far reaching views, electric oven and hob with extractor hood over, range of base and wall mounted units, one and a half bowl sink unit with mixer tap and drainer, built in fridge/freezer and dishwasher, plumbing for washing machine.

INNER HALL: Doors to bedrooms and bathroom.

BEDROOM ONE: 10' 8" x 9' 9" (3.25m x 2.97m) Window to the front with far reaching views, electric panel heater.

BEDROOM TWO: 12' 2" x 8' 4" (3.71m x 2.54m) Electric storage heater, window to the rear, built in cupboard housing the water tank.

BATHROOM: 9' 6" narrowing to 7' 5" x 5' 5" (2.90m - 2.26m x 1.65m) P shaped bath with glazed screen, low level w.c., wash hand basin with storage under, double glazed window to the rear, extractor fan, tiled flooring.

OUTSIDE: To the side of the property there is a courtyard garden area with fence and wall surround and storage under the stairs for surfboards, further area ideal for motorbike parking.

SERVICES: Mains water, electricity and drainage.

TENURE: Leasehold with remainder of 999 year lease.

AGENTS NOTE: The property is constructed of block under a flat roof. We checked the phone signal with EE which was good. We understand from Openreach.com that ADSL broadband should be available to the property. The current owners have a contract with Wildanet.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an easterly direction turning right before the Copperhouse Inn onto Chapel Lane. Part way up the road turn left into Prospect Place and at the end of this road turn right into Trevassack Court. Approximately 50 yards up or your right hand side there is a private access lane leading to the property via gated access.

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

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Lettings
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