



9 Eider Walk, Hayle, Cornwall,
TR27 6GJ



Marshall's

ESTATE AGENTS







9 EIDER WALK, HAYLE, CORNWALL, TR27 6GJ

GUIDE PRICE £530,000 FREEHOLD

*** DETACHED FIVE BEDROOM HOUSE * LIVING ROOM * DINING ROOM ***

*** KITCHEN * UTILITY ROOM * FIRST FLOOR BATHROOM * SECOND FLOOR SHOWER ROOM ***

*** ONE ENSUITE BEDROOM * GARDEN TO THE REAR * GARAGE ***

*** TWO PARKING SPACES * EPC = C * COUNCIL TAX BAND = E ***

*** APPROXIMATELY 159 SQUARE METRES ***

Situated on the popular Saltings Reach development is this nicely presented five bedroom detached house with garden, garage and parking. The accommodation comprises a living room, dining room, kitchen/breakfast room, utility and cloakroom on the ground floor. On the first floor there are three bedrooms, one enjoying an ensuite shower room, along with a family bathroom. On the second floor there are two further bedrooms and a shower room. Externally there is a enclosed garden to the rear, a garage and two parking spaces. We would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

PORCH: 5' 2" x 4' 3" (1.57m x 1.30m) Radiator, double glazed windows to either side. Door to:

HALL: 19' 3" x 6' 7" maximum (5.87m x 2.01m) Radiator, stairs rising with storage cupboard under, further built in cupboard.

CLOAKROOM: Low level w.c., radiator, wall mounted wash hand basin, double glazed window to the rear, extractor fan.

LIVING ROOM: 19' 4" x 11' 5" (5.89m x 3.48m) Double glazed window to the front, double glazed window and door to the rear, gas fire with stone surround, two radiators.

KITCHEN/BREAKFAST ROOM: 13' 5" x 11' 2" maximum (4.09m x 3.40m) Range of base and wall mounted units, Bosch integral double oven, Neff double size hob with extractor hood over, one and a half bowl stainless steel sink unit with mixer tap and drainer, double glazed sash window to the rear, double glazed door and window to the side, built in dishwasher, radiator, inset spotlights.

UTILITY ROOM: 7' 8" x 5' 2" (2.34m x 1.57m) Single bowl stainless steel sink unit with mixer tap and drainer, range of base units, wall mounted shelves, cupboard housing gas combination boiler, plumbing for washing machine and space for tumble dryer, radiator, double glazed window to the side.

DINING ROOM: 10' 1" x 10' 0" (3.07m x 3.05m) Double glazed sash window to the front, radiator.

FIRST FLOOR LANDING: Radiator, built in storage cupboard, double glazed window to the rear.

BEDROOM ONE: 11' 10" x 11' 5" to wardrobes (3.61m x 3.48m) Double glazed sash window to the front, range of built in wardrobes, radiator.

ENSUITE: 7' 4" x 4' 8" (2.24m x 1.42m) Fully tiled walls and floor, shower cubicle with mails shower and glazed screen, pedestal wash hand basin, low level w.c., double glazed window to the rear, shaver socket, heated towel rail.

BEDROOM TWO: 11' 2" x 10' 10" (3.40m x 3.30m) Radiator, double glazed sash window to the rear, access to the loft.

BEDROOM THREE: 11' 1" x 10' 0" including wardrobes (3.38m x 3.05m) Built in wardrobes, radiator, double glazed sash window to the front.

DOOR FROM HALLWAY TO:

SECOND FLOOR: Half landing with double glazed window to the front, landing with skylight to the rear, radiator.

BEDROOM FOUR: 11' 6" x 10' 7" (3.51m x 3.23m) Built in eaves storage, double glazed window to the front, radiator.

BEDROOM FIVE: 10' 7" x 7' 6" (3.23m x 2.29m) Built in eaves storage, double glazed window to the front, radiator.

SHOWER ROOM: 5' 6" x 5' 5" (1.68m x 1.65m) Shower cubicle, wash hand basin, low level w.c. with concealed cistern, heated towel rail, Velux window to the front, shaver socket.

OUTSIDE: To the rear of the property the garden is mainly laid to lawn with patio area, gravelled area to the side and access to garage, two further parking spaces.

GARAGE: With power and light, metal up and over door.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE: Via What3Words: [///impeached.agreeable.flick](https://www.what3words.com/#!/impeached.agreeable.flick)

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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