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# BILL BANNISTER

Sales & Lettings



## 21 Curnows Road

Hayle, TR27 4RZ

**£199,950**



Offered with no onward chain, this modern end terraced house is situated in a popular cul-de-sac location and would be ideal for first time buyers or investment purposes. It benefits from two bedrooms with a first floor bathroom, a lounge and a kitchen/diner. The property is double glazed and this is complemented by gas heating. Externally there is an open plan front garden and a well enclosed lawned rear garden.





In a popular residential location, conveniently situated within a quiet cul-de-sac in the port town of Hayle, close to schools and within walking distance to the town, we are very pleased to bring to market this two bedroom house which would make an ideal first time buy or as an investment opportunity, beneficially offered with no onward chain. Having been very well looked after by the previous occupant, the property benefits from a good sized lounge with the addition of an understairs storage room with lighting and power. This leads into a kitchen/diner which is well appointed in storage terms and offers access into the rear garden. To the first floor there are two double bedrooms, the rear of which has far reaching northerly views towards Hayle Estuary, the local dunes and beyond towards West Cornwall Golf Club. There is a family bathroom that divides the two bedrooms. Externally a fully enclosed and very neat rear garden is functional and offers a safe haven for children and pets alike whilst also having the benefit of a shed and an outside tap. Access can also be gained to the front garden. In terms of location, the property is ideally situated for Hayle town centre, with a number of local stores, a major supermarket and other amenities, all within half a mile on foot and five minutes by car. Hayle railway station can be reached, again on foot in around eight minutes with services to London amongst other destinations. Bus services are also on hand with destinations including St Ives and Penzance. Hayle North Quay is within one mile and can be reached on foot in under twenty minutes. Hayle Beach is walkable in under forty minutes. Further afield, St Ives town centre is around twenty minutes by car, Marazion similar and Penzance in under thirty minutes by car.

Upvc front door with two obscure double glazed panels leads to:

**HALLWAY**

With a smoke alarm, a radiator and stairs to the first floor.

**LOUNGE**

9'6" x 14'5" (2.90m x 4.40m)

Upvc double glazed window overlooking the front garden and aspect. Radiator, smoke alarm and a door to an undestairs storage cupboard with light, power and slatted shelved storage. Door to:

**KITCHEN/DINER**

12'9" x 9'0" (3.89m x 2.76m)

Fitted with a range of eye level and base level storage cupboards and drawers. Baxi 800 boiler and space for a cooker with a stainless steel splash back above. Stainless steel sink and drainer below a upvc double glazed window with a tilted opening overlooking the rear garden and aspect. Upvc double glazed door with a twin obscure glazed panel leading to the rear garden. Radiator.

**FIRST FLOOR**

**L SHAPED LANDING**

With loft access hatch.

**BEDROOM 1**

12'7" x 8'2" (3.85m x 2.50m)

Upvc double glazed window overlooking the front garden and aspect. Radiator.

**BEDROOM 2**

12'6" x 8'7" (3.82m x 2.64m)

Two double glazed windows overlooking the rear garden and aspect with far reaching northerly views towards the Hayle estuary, the dunes and beyond towards West Cornwall Golf Club. Radiator.

**FAMILY BATHROOM**

6'0" x 6'1" (1.85m x 1.87m)

Low level wc and a wash hand basin with a tiled splash back and medicine cabinet above. Bath with a Triton Enrich electric shower over and a tiled splash back. Radiator and obscure double glazed window to the side aspect.

**OUTSIDE**

The front garden is open plan with a pathway to the front door and the pathway extends to a gate leading to the rear garden passing the back of a built-in fixed shed. There is a range of mature bushes and trees with a slate border under the front window. The rear garden is mainly laid to lawn being fully enclosed having neat slate borders, mature bushes and trees. There is a slabbed patio area with a lattice fence feature.

**DIRECTIONS**

From Loggans Moor roundabout take the third exit left toward Hayle town and at the mini roundabout take the first left into Guildford Road. Follow this road along and after passing under the viaduct take the next right into Viaduct Hill. At the next mini roundabout turn right into Humphrey Davy Lane, left into Trevithick Crescent and follow this road all the way to the far end into Curnows Road.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: B.

**SERVICES**

Mains drainage, mains water, mains electricity and mains gas heating.

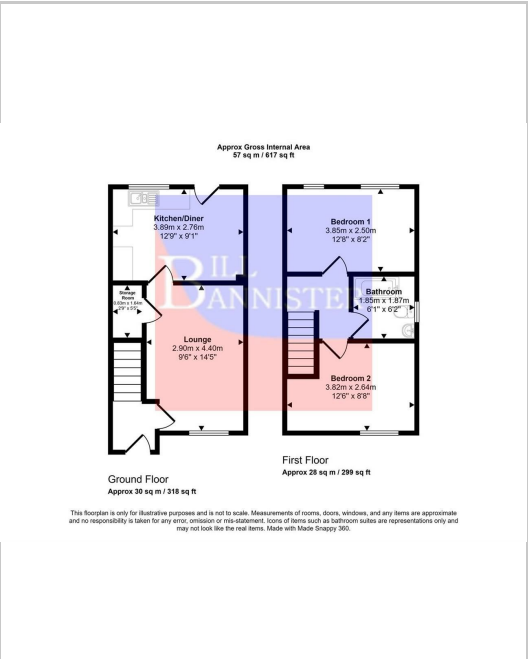
Broadband highest available download speeds - Standard 16 Mbps, Superfast 38 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

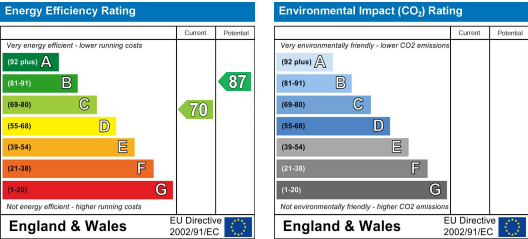
Area Map



Floor Plans



Energy Efficiency Graph



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