

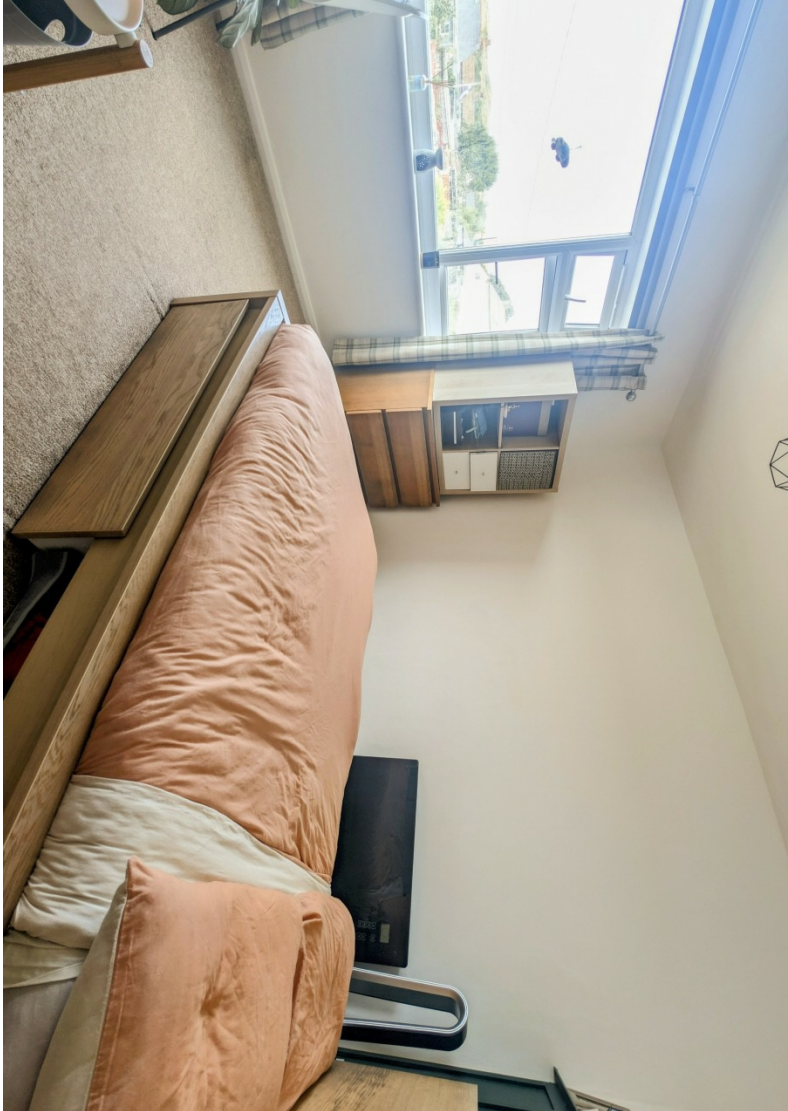


1a Trevassack Court, Hayle,
Cornwall, TR27 4NA









1A TREVASSACK COURT, HAYLE, CORNWALL, TR27 4NA

£150,000 LEASEHOLD

*** MODERN AND WELL PRESENTED COACHHOUSE APARTMENT ***

*** BRIGHT OPEN PLAN LIVING/KITCHEN/DINER ***

*** TWO DOUBLE BEDROOMS * PRIVATE COURTYARD GARDEN WITH STORAGE ***

*** FAR REACHING VIEWS * EDGE OF TOWN LOCATION ***

*** RECENT IMPROVEMENTS: NEW ROOF, INSULATION AND MODERN STORAGE HEATERS ***

*** IDEAL FOR FIRST TIME BUYERS * LONG YEAR LEASE * LOW OUTGOINGS ***

*** £5 PER YEAR GROUND RENT, NO SERVICE CHARGE ***

*** APPROXIMATELY 50 SQUARE METRES OF ACCOMMODATION * COUNCIL TAX BAND = A ***

*** EPC = D * SHORT WALK TO BEACHES, COPPERHOUSE SHOPS AND SCENIC MEMORIAL WALK**

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This bright and well maintained two bedroom apartment offers comfortable, low maintenance living in a great position close to Copperhouse and the beaches. Set on the first floor, the home features an open plan living, dining and kitchen space with lovely far reaching views, perfect for relaxing or entertaining. The property is nicely decorated throughout with two double bedrooms and a modern bathroom. This property really needs to be viewed to be appreciated. Outside, the private courtyard garden provides a peaceful spot to enjoy the sunshine, as well as useful storage under the stairs, with the fencing newly replaced within the last two years. The current owners have invested in key improvements including a new roof, upgraded insulation and modern storage heaters, helping to keep running costs low. Tucked just a short stroll from shops, cafes, coastal walks and transport links, this property would make an excellent home for all. Early viewing is highly recommended.

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 from the 28/07/1980

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 on 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
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Hayle
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Lettings
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