



4 Springfield Close, Phillack,
Hayle, Cornwall, TR27 5AH







4 SPRINGFIELD CLOSE, PHILLACK, HAYLE, CORNWALL, TR27 5AH

£475,000 FREEHOLD

*** FOUR BEDROOMS * LINK DETACHED BUNGALOW * LIVING / DINING ROOM ***

*** KITCHEN * BATHROOM * SEPARATE W.C. ***

*** GARAGE * GARDENS * DRIVEWAY PARKING * VIEWS OVER COPPERHOUSE POOL ***

*** EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 112 SQUARE METRES ***

Offered to the market with no onward chain, this good size link detached bungalow enjoys excellent views over Copperhouse Pool. The versatile accommodation includes an entrance hall, an open plan living and dining room, a generous kitchen, four bedrooms, a wet room and separate W.C. There is also an attic room accessed directly from one of the bedrooms. Externally, the property features front and rear gardens, a private driveway, and a good sized garage. Early viewing is highly recommended to fully appreciate the space and setting on offer.

ENTRANCE HALL: Two built in storage cupboard, one housing the water cylinder, thermostat, radiator.

LIVING / DINING ROOM: Two double glazed windows to the front with views over Copperhouse Pool, two radiators, double glazed sliding patio doors to the side, stone hearth and recess previously housing the fire (not in use). Door to:

KITCHEN: 16' 10" x 11' 0" (5.13m x 3.35m) Range of base and wall mounted units, Rangemaster five ring gas oven and hob with extractor hood over, stainless steel single bowl single unit with hot and cold taps and drainer, plumbing for washing machine and dishwasher, built in fridge/freezer, cupboard housing wall mounted gas boiler, doors to outside, hallway and bedroom four, window to the front.

BEDROOM ONE: 12' 9" x 10' 3" (3.89m x 3.12m) Double glazed window to the front, radiator, built in storage cupboard and further door to stairs up to:

ATTIC ROOM: 8' 10" x 5' 0" restricted head height (2.69m x 1.52m) Access to loft space either side, skylight.

BEDROOM TWO: 11' 1" x 8' 5" (3.38m x 2.57m) Double glazed window to the side, built in wardrobe, radiator.

BEDROOM THREE: 11' 3" x 9' 7" (3.43m x 2.92m) Double glazed window to the side, built in wardrobe, radiator.

BEDROOM FOUR: 9' 4" x 8' 3" (2.84m x 2.51m) Double glazed window to the rear, radiator.

BATHROOM: Fully tiled walls and floor, low level w.c., wall mounted shower, pedestal wash hand basin, double glazed window to the side, heated towel rail, extractor fan.

W.C.: Low level w.c., double glazed window to the side.

OUTSIDE: To the front of the property there is a driveway offering parking for two/three vehicles leading to the garage, an area laid to lawn with hedge boundaries and gated access access to the side of the property leading to the front door. Continuing along the side of the property you reach the front garden which is laid to lawn and patio with a low hedge boundary to the front and fence to either side. There is a further raised patio area to the side of the property giving access to the living room and garage.

GARAGE: 17' 11" x 11' 8" (5.46m x 3.56m)

With metal up and over door, power and light, pedestrian door and window to the rear.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE:

Via What3Words: ///grad.situated.bucked

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
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