



15 Polvelyn Parc, Hayle, Cornwall,
TR27 4JP







15 POLVELYN PARC, HAYLE, CORNWALL, TR27 4JP

£350,000 FREEHOLD

*** DETACHED BUNGALOW * TWO DOUBLE BEDROOMS ***

*** LIVING ROOM * KITCHEN * SHOWER ROOM * REAR PORCH ***

*** GARAGE * COURTYARD GARDEN * DRIVEWAY PARKING ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 74 SQUARE METRES ***

Offered to the market with no onward chain is this nicely presented and recently updated two bedroom detached bungalow. The accommodation comprises an entrance hall, living room with double doors to the rear, kitchen, two double bedrooms, shower room and a rear porch. Externally there is driveway parking to the front and side of the property, a detached garage and courtyard garden to the rear. We would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: Radiator, electric panel heater, built in airing cupboard with radiator, painted pine panelling to dado height.

LIVING ROOM: 14' 11" x 13' 0" (4.55m x 3.96m) Double glazed patio doors to the rear, radiator.

KITCHEN: 11' 8" x 10' 11" (3.56m x 3.33m) Range of base units with built in electric oven and hob, cupboard housing wall mounted combination boiler, single bowl stainless steel sink unit with mixer tap and drainer, painted pine panelled wall, double glazed window to the rear. Door to:

REAR PORCH: 7' 6" x 3' 11" (2.29m x 1.19m) Double glazed windows to the side and rear, double glazed door to the side.

BEDROOM ONE: 12' 9" x 11' 1" (3.89m x 3.38m) Two sets of built in double wardrobes, double glazed window to the front with views over Hayle town to the towans, radiator.

BEDROOM TWO: 17' 0" x 10' 11" maximum (5.18m x 3.33m) (Previously two bedrooms) Double glazed windows to the side and front, the latter enjoying views over Hayle town to the towans, radiator.

SHOWER ROOM: 8' 9" x 4' 10" (2.67m x 1.47m) Glazed shower cubicle with mains shower, wash hand basin with storage under, low level w.c., double glazed window to the rear, extractor fan.

OUTSIDE: To the front of the property there is a brick paved area ideal for parking, to the side there is driveway parking leading to the garage. To the rear there is a small raised decking area from the living room sloping down to a brick paved area with gated access to the side of the property and door to:

GARAGE: 20' 2" x 8' 6" (6.15m x 2.59m) With power and light, electric up and over door.

SERVICES: Mains water, electricity, gas and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///flooding.acute.chap

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
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Lettings
01736 366778



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