



20 Long Croft Road, Hayle,
Cornwall, TR27 4FG









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GUIDE PRICE £235,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * COACH HOUSE ***

*** OPEN PLAN LIVING SPACE * KITCHEN AREA ***

*** BATHROOM * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** GARAGE * PARKING * EPC = B * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 57 SQUARE METRES ***

Offered to the market with no onward chain in this nicely presented two bedroom coach house. The accommodation is arranged over the first floor with an open plan living/kitchen/dining room, two double bedrooms and a family bathroom. Externally the property enjoys its own garage with power, light and storage area along with a parking space.

DOUBLE GLAZED DOOR TO:

ENTRANCE LOBBY: Stairs rising to:

OPEN PLAN LIVING SPACE: 18' 3" x 13' 3" minimum (5.56m x 4.04m) Laminate flooring, double glazed windows to the front and rear, two radiators.

KITCHEN AREA: Range of fitted base and wall mounted units, stainless steel sink unit with mixer tap and drainer, electric oven, gas hob with stainless steel extractor hood over, plumbing for washing machine, space for fridge/freezer.

BEDROOM ONE: 14' 4" x 8' 7" (4.37m x 2.62m) Double glazed window to the front, radiator.

BEDROOM TWO: 10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to the rear, radiator, access to the loft.

BATHROOM: 7' 4" x 5' 6" (2.24m x 1.68m) Panelled bath with mixer taps and separate shower over and glazed screen, low level w.c. with concealed cistern, wash hand basin, opaque double glazed window to the rear, complementary tiling, heated towel rail, extractor fan, tiled flooring.

OUTSIDE: To the rear of the property there is a parking space leading to:

GARAGE: 18' 6" x 9' 9" (5.64m x 2.97m) With up and over door, power and light, outdoor tap, wall mounted gas combination boiler, understairs storage cupboard.

SERVICES: Mains water, electricity, gas and drainage.

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

N.B: There is a maintenance fee of £160 per annum.

DIRECTIONAL NOTE: Via What3Words: ///revamping.present.minimums

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
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