

26 Upton Towans, Hayle,  
Cornwall, TR27 5BJ

















**26 UPTON TOWANS, HAYLE, CORNWALL, TR27 5BJ**

**£250,000 FREEHOLD**

**\* MID TERRACE BUNGALOW \* TWO BEDROOMS \* OPEN PLAN LIVING / DINING ROOM \***

**\* KITCHEN \* SHOWER ROOM \* FRONT PORCH \* REAR PORCH / UTILITY \***

**\* GARDENS FRONT AND REAR \* GARDEN STORE \* PARKING FOR TWO SMALL VEHICLES \***

**\* EPC = B \* COUNCIL TAX BAND = A \* APPROXIMATELY 51 SQUARE METRES \***

Situated in a convenient location on the edge of Hayle town within easy reach of the Towans is this nicely presented and recently renovated two bedroom mid terraced bungalow with gardens and parking. The accommodation comprises an entrance porch, good size open plan living/dining room, kitchen, two double bedrooms, shower room and utility room. Externally there is a courtyard garden to the front, garden with store to the rear along with a gravelled parking area for two small vehicles. The current owner updated and improved the property in the summer of 2022 therefore is offered in good order throughout. We would highly recommend an early appointment to view.

**DOOR TO:**

**ENTRANCE PORCH:** Double glazed windows to the front and side, coat hanging space. Door to:

**OPEN PLAN LIVING / DINING ROOM:** 17' 3" x 14' 10" (5.26m x 4.52m) Two double glazed windows to the front, two wall mounted electric radiators. Window and opening to:

**HALL:** Storage recess.

**KITCHEN:** 11' 6" x 5' 2" (3.51m x 1.57m) Range of base and wall mounted units with space for fridge/freezer, electric oven, single bowl stainless steel sink unit with mixer tap and drainer, electric radiator. Door and window to:

**REAR PORCH / UTILITY:** 6' 6" x 5' 8" (1.98m x 1.73m) Plumbing for washing machine, double glazed door and window to the size.

**BEDROOM ONE:** 14' 9" x 7' 7" (4.50m x 2.31m) Double glazed window to the front, built in wardrobe, wall mounted electric heater.

**BEDROOM TWO:** 11' 5" x 6' 10" (3.48m x 2.08m) Double glazed window to the rear, built in wardrobe, wall mounted electric heater.

**SHOWER ROOM:** 11' 4" x 4' 6" (3.45m x 1.37m) Modern suite comprising a double size shower cubicle, low level w.c., wash hand basin, double glazed window to the rear, wall mounted fan heater.

**OUTSIDE:** To the front of the property there is a courtyard garden with low wall surround. To the rear the garden is mainly laid to decking with a gravelled area behind the garden store, gated access to the parking area. Access to:

**GARDEN STORE:** 8' 10" x 6' 11" (2.69m x 2.11m) Block built with polycarbonate roof, power and light.

**PARKING:** Gravelled parking area for two small vehicles, this could be made larger by removing part of the fence to allow parking for a larger vehicle.

**AGENTS NOTE:** The property is constructed of timber and block under a concrete tiled roof. We checked the phone signal with EE which was good. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. There are Solar panels on the roof which are owned by the vendor. Due to the construction of the property we would recommend speaking to a financial advisor to confirm the mortgageability of the property.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONAL NOTE:** Via what3words: ///glimmers.nesting.bugs

**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  
01736 366778



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