



9 Ventonleague Hill, Hayle,
Cornwall, TR27 4EH



Marshall's
ESTATE AGENTS







9 VENTONLEAGUE HILL, HAYLE, CORNWALL, TR27 4EH

GUIDE PRICE £345,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM * KITCHEN / DINING ROOM ***

*** GROUND FLOOR SHOWER ROOM * UTILITY ROOM * GARAGE ***

*** DRIVEWAY PARKING * CONVENIENT LOCATION * EPC = D * COUNCIL TAX BAND = C ***

A beautifully presented semi detached three bedroom dormer bungalow situated in the popular residential location within the town of Hayle and close to all its amenities. The accommodation comprises of a living room, kitchen/dining room, shower room, utility room and two bedrooms on the ground floor with a further bedroom and accessible attic space to the first floor. There is driveway parking to the front of the property leading to the garage along with gardens to both the front and rear, which are easy to maintain, being gravelled with raised flower beds with various shrubs.

DOOR TO:

PORCH: Low level wall, polycarbonate roof, tiled floor, UPVC door and windows. Door to:

HALLWAY: Stairs rising, radiator, storage cupboard.

LIVING ROOM: 12' 4" x 11' 4" (3.76m x 3.45m) UPVC double glazed window overlooking front garden, radiator.

KITCHEN / DINING ROOM: UPVC double glazed window to rear, range of wall and base level units, stainless steel sink and drainer, gas hob, double oven, extractor fan, built in washing machine and dishwasher, fitted microwave, radiator.

UTILITY: 5' 11" x 5' 7" (1.80m x 1.70m) UPVC double glazed door and window to garden, rolltop worksurface with plumbing for washing machine under, tiled floor.

BEDROOM ONE: 12' 4" x 11' 1" (3.76m x 3.38m) UPVC double glazed window, radiator.

BEDROOM TWO: 10' 0" x 9' 4" (3.05m x 2.84m) UPVC double glazed window overlooking the rear garden, radiator.

SHOWER ROOM: Double glazed window, shower cubicle with electric shower, vanity wash hand basin, low level WC, heated towel rail, tiled walls and floor, air conditioning heating unit, illuminated mirror.

FIRST FLOOR LANDING: Doors to bedroom three and loft.

BEDROOM THREE: 10' 8" x 9' 11" (3.25m x 3.02m) UPVC double glazed window to the side, access to eaves storage.

WALK IN LOFT: 19' 4" x 11' 0" (5.89m x 3.35m) Gas combination boiler, boarded with power and light.

OUTSIDE: To the front of the property there is parking for several vehicles leading to the garage. The front garden is easy to maintain with granite chipping, various shrubs, plants and trees, patio area, gated access to rear. The rear garden is laid to gravelled for ease of maintenance with raised flower beds, various shrubs, trees and plants and patio area, outside tap.

GARAGE: With wooden double doors, power and light, courtesy door to the rear.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: Via "What3Words" app: [///jigsaw.relieves.diverting](https://www.what3words.com/#!/jigsaw.relieves.diverting)

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of brick under a concrete tiled roof. We checked the phone signal with EE which was good.

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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