

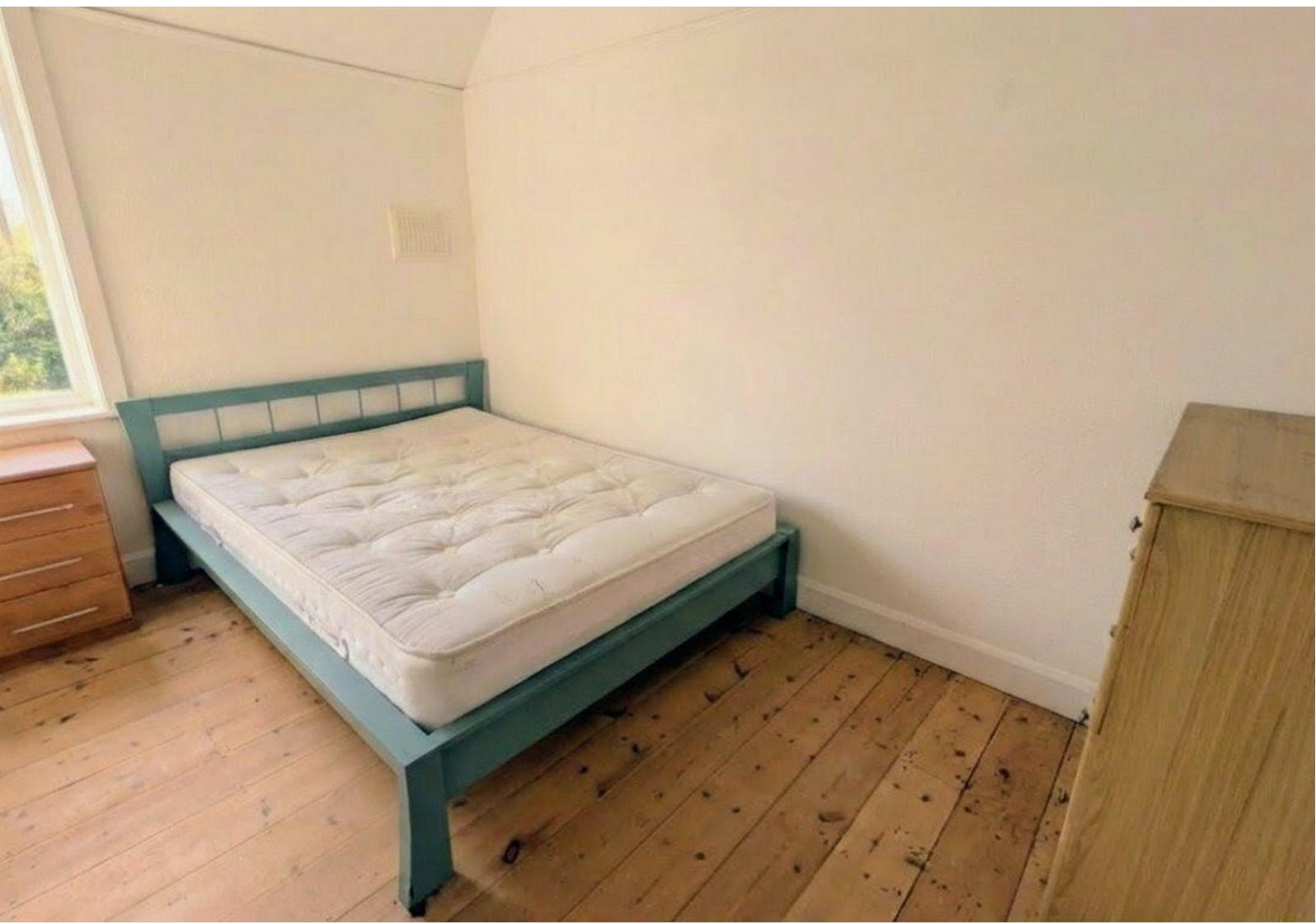
1 Balnoon, Halsetown, St. Ives,  
Cornwall, TR26 3JA



Marshall's  
ESTATE AGENTS









**1 BALNOON, HALSETOWN, ST. IVES, CORNWALL, TR26 3JA**

**£275,000 FREEHOLD**

**\* THREE BEDROOMS \* SEMI DETACHED HOUSE \* LIVING ROOM \***

**\* KITCHEN \* GROUND FLOOR SHOWER ROOM \***

**\* SECTION 157 LOCAL CONNECTION CLAUSE \***

**\* GARDENS FRONT, SIDE AND REAR \* PARKING \* EPC = E \***

**\* COUNCIL TAX BAND = B \* APPROXIMATELY 68 SQUARE METRES \***

Situated on the outskirts of Halsetown is this semi detached three bedroom family home with gardens and parking. The property is subject to a section 157 local connection clause and is in need of updating throughout. The accommodation comprises a living room, kitchen and shower room on the ground floor with three bedrooms on the first floor, the main bedroom enjoying views towards Bussow and Trevalgan Hill. We would highly recommend an early appointment to view.

**DOOR TO:**

**ENTRANCE HALL:** Stairs rising, cloak hanging space.

**LIVING ROOM:** 13' 11" x 13' 8" maximum (4.24m x 4.17m) Tiled fireplace (not in use) with built in cupboard to one side, night storage heater, wooden flooring, picture rail, skirting boards, storage cupboard under the stairs with window to the side.

**KITCHEN:** 9' 10" x 8' 0" plus recess (3.00m x 2.44m) Range of built in base and wall mounted units, stainless steel single bowl sink unit with mixer tap and drainer, door and window to the rear, electric cooker point, tiled flooring, recess for fridge/freezer. Door to:

**INNER PASSAGE:** Tiled flooring, sliding door to:

**SHOWER ROOM:** 8' 0" x 3' 11" (2.44m x 1.19m) Shower cubicle, low level w.c., pedestal wash hand basin, double glazed window to the rear.

**FIRST FLOOR LANDING:** Access to the loft, night storage heater.

**BEDROOM ONE:** 12' 5" x 9' 10" (3.78m x 3.00m) Two double glazed windows to the front, night storage heater, wooden flooring, ornate fire surround (not in use), views towards Bussow and Trevalgan Hill, picture rail, skirting boards.

**BEDROOM TWO:** 11' 4" x 7' 6" (3.45m x 2.29m) Double glazed window to the rear, picture rail, skirting boards.

**BEDROOM THREE:** 9' 0" x 7' 4" (2.74m x 2.24m) Double glazed window to the rear, picture rail, skirting boards.

**OUTSIDE:** To the front of the property the garden is mainly laid to lawn with gated access, hedge and wall surrounds. To the side there is access for parking and a further area laid to lawn with hedge boundaries. To the rear of the property there is a hard standing, lawned area and a block built w.c.

**SERVICES:** Mains water and electricity, shared septic tank drainage. The septic tank is located on an adjoining piece of land (not owned by the property).

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

**157 LOCAL CONNECTION CLAUSE:** This property is subject to a Section 157 Local Connection Clause, meaning it can only be purchased by buyers who have lived or worked in the local area for at least the past 3 years.

**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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