



32 Trevarmon Lane, Connor
Downs, Hayle, Cornwall, TR27
5DL









32 TREVARNON LANE, CONNOR DOWNS, HAYLE, CORNWALL, TR27 5DL

OFFERS IN THE REGION OF £385,000 FREEHOLD

- * LOUNGE * SEPARATE DINING ROOM * KITCHEN ***
- * CONSERVATORY * UTILITY ROOM * GROUND FLOOR SHOWER ROOM ***
- * FIRST FLOOR BATHROOM * DOUBLE GLAZING ***
- * HEAT EXCHANGE AND SOLAR PANELS * AMPLE PARKING * OVERGROWN GARDEN ***
- * NO ONWARD CHAIN * EPC = D * COUNCIL TAX BAND = D ***
- * APPROXIMATELY 138 SQUARE METRES ***
- * RE RENDERED IN LIME BY THE PRESENT OWNERS ***

Situated on the edge of a popular village and close to excellent local amenities, this older style, non estate four bedroom detached home is available with no onward chain. Offering spacious and adaptable accommodation, the property retains many of its charming original features while benefiting from modern additions like solar panels, a heat exchange system, gas central heating, and a conservatory. Two of the four bedrooms feature dedicated dressing rooms. Outside, you will find a garage, private parking for several vehicles, and gardens that while currently overgrown offer great potential. The present owner has had the property re rendered in lime at substantial cost. The property does require some updating throughout, making it an ideal project to personalize. Viewing is highly recommended.

DOOR TO:

ENTRANCE LOBBY: 10' 4" x 8' 6" (3.15m x 2.59m) With radiator, tiled floor, doors to dining room and conservatory.

CONSERVATORY: 18' 6" x 5' 2" (5.64m x 1.57m) With tiled flooring, wall mounted boiler.

DINING ROOM: 11' 1" x 10' 8" (3.38m x 3.25m) Radiator, double glazed window to the front with deep sill, tiled floor, beamed ceiling, door to the:

HALLWAY

KITCHEN: 11' 9" x 11' 6" (3.58m x 3.51m) Double glazed window to the rear with deep sill, tiled floor, stainless steel sink with mixer tap and drainer, a range of wall and base units, Rayburn.

REAR LOBBY: With tiled floor and door to the rear.

UTILITY ROOM: 8' 7" x 6' 6" (2.62m x 1.98m) With plumbing for washing machine, sink (separate WC), shower, door to the conservatory, radiator.

LOUNGE: 21' 10" x 13' 9" (6.65m x 4.19m) Window to the rear, front and side, all with deep sills, beamed ceiling, wood burner on slate hearth, wooden mantle, radiator, understairs storage. Door to:

HALLWAY: Double glazed emergency door to the front.

FIRST FLOOR LANDING: With radiator, access to the loft with pull down ladder.

BEDROOM ONE: 11' 1" x 9' 5" (3.38m x 2.87m) Window to the front with deep sill, radiator.

BEDROOM TWO: 11' 10" x 9' 2" (3.61m x 2.79m) Window to the rear, deep sill, radiator.

BEDROOM THREE: 11' 4" x 11' 0" (3.45m x 3.35m) Window to the front with deep sill, radiator.

DRESSING ROOM: 10' 0" x 8' 2" (3.05m x 2.49m) Window to the front with deep sill, radiator.

BEDROOM FOUR: 10' 2" x 8' 11" (3.10m x 2.72m) Double glazed window to the rear with deep sill, radiator.

DRESSING ROOM: 9' 7" x 8' 2" (2.92m x 2.49m) Radiator, double glazed window to the rear.

BATHROOM: 7' 6" x 7' 0" (2.29m x 2.13m) Panelled bath with shower attachment, hand grips, bidet, low level WC, wash hand basin, radiator, fully tiled walls, window to the rear with deep sill, shaver socket and light, airing cupboard housing the hot water cylinder.

OUTSIDE: Double wooden gates lead onto the driveway with parking for several vehicles leading to garage with electric up and over door, power and light. There is a pathway that leads all around the property, further pedestrian gateway to the road. The garden is predominately to the side of the property and is in need of some love and attention to help rediscover the once beautiful family garden. To the rear of the property is a cobbled patio area and the heat exchange system.

SERVICES: Mains electricity, gas, water and drainage. Solar panels.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband is available (FTTC) to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed of granite under a tiled roof. The current owners have had the property re rendered in lime, a sympathetic conservation process carried out by a heritage building specialist company to preserve the traditional Cornish granite and cob structure.

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.

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