



48 Hayle Terrace, Hayle, Cornwall,  
TR27 4BT















**48 HAYLE TERRACE, HAYLE, CORNWALL, TR27 4BT**

**£180,000 FREEHOLD**

**\* MID TERRACED HOUSE \* THREE BEDROOMS \* LIVING ROOM \***

**\* DINING ROOM \* KITCHEN \***

**\* GROUND FLOOR SHOWER ROOM & SEPARATE W.C. \* GARDENS FRONT AND REAR \***

**\* GARAGE \* EPC = F \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 75 SQUARE METRES \***

Offered to the market with no onward chain, this three bedroom mid terraced cottage requires updating however would make a lovely family home when finished. The accommodation comprises an entrance hall, living room, dining room, kitchen, shower room and separate w.c. on the ground floor. On the first floor there are three bedrooms. Externally there are good size gardens to the front and rear with the latter enjoying a garage with vehicular and pedestrian access. Due to the potential of the property, we would highly recommend an early appointment to view.

**HALF GLAZED DOOR INTO:**

**ENTRANCE HALL:** Panelling to dado height. Door to:

**INNER HALL:** Panelling to dado height, storage cupboard under the stairs. Door to:

**LIVING ROOM:** 11' 5" x 11' 1" (3.48m x 3.38m) Double glazed window to the front, fireplace (not in use) with stone hearth, surround, mantle and shelved recesses to either side. Sliding doors to:

**DINING ROOM:** 10' 2" narrowing to 9' 10" x 9' 4" narrowing to 8' 11" (3.10m - 3.00m x 2.84m - 2.72m) Storage cupboard under the stairs, door to inner hall, window and door into:

**KITCHEN:** 12' 3" narrowing to 6' 4" x 11' 2" narrowing to 3' 5" (3.73m - 1.93m x 3.40m - 1.04m) Range of base and wall mounted units, wall mounted twin oven, integrated hob, single bowl stainless steel sink unit with mixer tap and drainer, built in cupboard housing water tank, two single glazed windows and door to the side, single glazed window to the rear.

**SHOWER ROOM:** 5' 4" x 4' 9" (1.63m x 1.45m) Raised shower cubicle with electric shower, corner wash hand basin with cupboard under, single glazed window to the rear, heated towel rail.

**SEPARATE W.C:** Tiled to dado height, low level w.c., single glazed window to the rear.

**FIRST FLOOR:** Half landing with window to the rear. Main landing with storage recess.

**BEDROOM ONE:** 11' 2" x 8' 11" (3.40m x 2.72m) Double glazed window to the front.

**BEDROOM TWO:** 11' 1" x 9' 1" (3.38m x 2.77m) Double glazed window to the rear.

**BEDROOM THREE:** 8' 4" x 7' 0" (2.54m x 2.13m) Double glazed window to the front.

**OUTSIDE:** To the front of the property there is a good size garden partly laid to patio, accessed via the neighbours path with a pedestrian right of way. To the rear of the property there is another good size garden laid mostly to lawn with coal store and greenhouse, pedestrian access to the rear lane and pedestrian door to:

**GARAGE:** 14' 1" x 10' 5" (4.29m x 3.17m) With power and light, metal up and over door, double glazed window to the front and two to the side.

**SERVICES:** Mains water, electricity and drainage. Although the gas has been disconnected to the property, we understand the connection to be within the front boundary.

**AGENTS NOTE:** 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. The property is constructed of a mixture of

granite and block under a tiled and flat roof. The pathway to the front is owner by the neighbouring property however we have been informed there is a full pedestrian right of way. The neighbouring property also has a right of way to access the side of the property via the rear garden with prior consent of number 48.

**DIRECTIONAL NOTE:** From Marshall's Hayle office, proceed in a westerly direction, passing the war memorial on your left where Hayle Terrace can be found on your left hand side and the property can be found as indicated by a Marshall's for sale board.

**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  
01736 366778



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