35 Caroline Row, Hayle, Cornwall, TR27 4EQ

Marshall's
ESTATE AGENTS

35 CAROLINE ROW, HAYLE, CORNWALL, TR27 4EQ

£280,000 FREEHOLD

*** THREE BEDROOM MID TERRACED COTTAGE * LIVING ROOM ***

*** KITCHEN * UTILITY * FIRST FLOOR BATHROOM ***

*** GARDEN MEASURING APPROXIMATELY 150FT * GAS CENTRAL HEATING ***

*** EPC = E * COUNCIL TAX BAND = B * NO ALLOCATED PARKING ***

*** APPROXIMATELY 78 SQUARE METRES ***

Conveniently located for Hayle's local amenities is this nicely presented three bedroom mid terrace cottage. The accommodation comprises and entrance hall, living room, kitchen and utility on the ground floor. On the first floor there are three bedrooms and a family bathroom. Externally the mature gardens are a real feature spanning approximately 150ft in length with a profusion of mature plants and shrubs, a useful block built storage shed and gardeners loo. We would highly recommend an early appointment to view.

DOOR TO:

ENTRANCE HALL: Stairs rising with storage under, radiator, steps down to the kitchen. Door to:

LIVING ROOM: 13' 0" x 9' 8" (3.96m x 2.95m) Double glazed window to the front, radiator, gas fire set in brick fireplace with storage cupboards to either side, picture rail, thermostat.

KITCHEN: 10' 5" x 9' 11" (3.17m x 3.02m) Range of base and wall mounted units, double glazed window to the rear, radiator, electric oven and hob, one and a half bowl stainless steel sink unit with mixer tap and drainer, tiled flooring. Door to:

UTILITY ROOM: 10' 2" x 6' 1" (3.10m x 1.85m) Wall mounted boiler, range of base units, double glazed windows to the side and rear, tiled flooring, door to outside.

FIRST FLOOR: Doors to bedroom one and bathroom, steps down to bedrooms two and three.

BEDROOM ONE: 13' 3" x 11' 8" (4.04m x 3.56m) Double glazed window to the front, radiator.

BEDROOM TWO: 10' 0" x 9' 5" maximum (3.05m x 2.87m) Double glazed window to the rear, radiator.

BEDROOM THREE: 9' 4" x 5' 1" (2.84m x 1.55m) Velux window to the rear, radiator.

BATHROOM: 13' 1" x 8' 6" maximum (3.99m x 2.59m) Roll top bath with hot and cold taps, separate shower cubicle with electric shower, low level w.c., pedestal wash hand basin, double glazed sash window to the front, radiator.

OUTSIDE: To the rear of the property there is a courtyard area leading to the garden which is packed with established trees and shrubs, offering colour and interest all year round. Mature acers, smoke bushes, Judas tree, ginkgo, Portuguese and Siberian elm, palmatum and magnolia are just some of the highlights, along with many other plants that create a peaceful and ever changing setting. There are several seating areas dotted throughout, including decking ideal for entertaining, as well as shaded benches where you can sit back and unwind. There is also a useful block built storage shed and gardeners toilet.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. We checked the phone signal with EE which was good. The property is constructed of granite under a slate tiled roof. There is a right of way to the neighbouring property across the rear of the courtyard.

DIRECTIONAL NOTE:
Via What3Words: ///tortoises.marathons.dwelled

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.