



19 Baileys Meadow, Hayle,
Cornwall, TR27 4FA







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£355,000 FREEHOLD

*** DETACHED HOUSE * THREE BEDROOMS (ONE ENSUITE) ***

*** LIVING ROOM * KITCHEN / DINING ROOM ***

*** GROUND FLOOR CLOAKROOM / UTILITY * FIRST FLOOR BATHROOM ***

*** GARAGE AND DRIVEWAY * EPC = B * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 89 SQUARE METRES ***

Offered to the market in good decorative order throughout is this detached three bedroom family home. The accommodation comprises an entrance hall, living room, kitchen/dining room and cloakroom with utility space on the ground floor. On the first floor there are three bedrooms, one of which enjoying an ensuite shower room, along with the family bathroom. Externally the garden lays to the side of the property laid to patio and lawn with a detached garage and driveway parking. The property has no onward chain and an early appointment to view is highly recommended.

DOOR TO:

ENTRANCE HALL: Radiator, stairs rising with storage space under, doors to cloakroom, living room and kitchen/dining room.

LIVING ROOM: 15' 8" x 10' 9" (4.78m x 3.28m) Two double glazed windows to the side, double glazed bay window, two radiators.

KITCHEN / DINING ROOM: 15' 7" x 10' 10" (4.75m x 3.30m) Range of base and wall mounted units, one and a half bowl stainless steel sink unit with mixer tap and drainer, built in fridge freezer, integral electric oven, gas hob with extractor hood over, cupboard housing wall mounted boiler, double glazed window and double doors to the side, bay window to the front, radiator.

CLOAKROOM / UTILITY: Low level w.c., pedestal wash hand basin, plumbing for washing machine, built in storage cupboard, radiator.

FIRST FLOOR LANDING: Double glazed windows to the front and rear, access to the loft, radiator.

BEDROOM ONE: 9' 11" x 9' 0" plus bay and built in wardrobe (3.02m x 2.74m) Double glazed bay window to the front, built in wardrobe, radiator. Door to:

ENSUITE SHOWER ROOM: 7' 1" x 4' 11" maximum (2.16m x 1.50m) Low level w.c., pedestal wash hand basin, double size shower cubicle with mains shower and glazed door, double glazed window to the side, extractor fan, heated towel rail, shaver socket.

BEDROOM TWO: 10' 11" x 8' 5" (3.33m x 2.57m) Double glazed bay window to the front, radiator.

BEDROOM THREE: 10' 11" x 7' 1" (3.33m x 2.16m) Double glazed window to the rear, radiator.

BATHROOM: 7' 0" x 5' 7" (2.13m x 1.70m) Panelled bath with glazed screen and shower over, low level w.c., pedestal wash hand basin, radiator, double glazed window to the rear, extractor fan, shaver socket.

OUTSIDE: The garden lays to the side of the property being laid to patio and lawn with raised border to one side and fence surrounds. Gated access to the front of the property.

DRIVEWAY: Offering parking for one vehicle leading to:

GARAGE: 18' 3" x 9' 3" (5.56m x 2.82m) Metal up and over door, power and light, storage into eaves.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: The property is constructed of block under a slate tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. 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.

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