



39 Amal An Avon, Phillack,
Hayle, Cornwall, TR27 4QD







39 AMAL AN AVON, PHILLACK, HAYLE, CORNWALL, TR27 4QD

£500,000 FREEHOLD

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

*** LIVING ROOM * DINING ROOM * KITCHEN * CONSERVATORY ***

*** FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM ***

*** INTEGRAL GARAGE * UTILITY * PARKING * GARDEN ***

*** GAS HEATING * DOUBLE GLAZING * EPC = C ***

*** COUNCIL TAX BAND = E * APPROXIMATELY 117 SQUARE METRES ***

Offered to the market in good order throughout is this extended and improved five bedroom detached family home. The accommodation comprises an entrance hall, living room, dining room, kitchen, conservatory, utility and cloakroom on the ground floor. On the first floor there are five bedrooms, one with an ensuite shower, along with a family bathroom. Externally the garden lays to the rear of the property being laid to patio and slate chippings with access to the side of the property leading to the driveway with parking for one vehicle along with an integral garage. The property has gas heating, double glazing and warrants an early viewing to appreciate the property to the full.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: Thermostat, radiator, stairs rising.

CLOAKROOM: Low level w.c. with concealed cistern, pedestal wash hand basin, double glazed window to the front, heated towel rail.

LIVING ROOM: 19' 8" x 9' 8" maximum (5.99m x 2.95m) Double glazed bay window to the front, gas fire with wooden surround and stone heart, radiator. Double doors to:

DINING ROOM: 11' 2" x 8' 6" (3.40m x 2.59m) Double doors and panels to the conservatory, radiator, door to kitchen.

CONSERVATORY: 9' 5" x 8' 11" (2.87m x 2.72m) Double glazed windows to three sides, double glazed door to the side.

KITCHEN: 11' 3" x 8' 1" (3.43m x 2.46m) Range of base and wall mounted units, single bowl ceramic sink unit with mixer tap and drainer, double glazed window to the rear, induction hob, extractor hood over, radiator, wall mounted oven and microwave, sunken plugs, built in fridge, storage cupboard under the stairs.

UTILITY ROOM: 8' 11" x 6' 7" (2.72m x 2.01m) Range of base and wall mounted units, space and plumbing for washing machine, double glazed window and door to the rear. Door to:

GARAGE: 18' 4" x 9' 5" (5.59m x 2.87m) Metal up and over door, power and light.

FIRST FLOOR LANDING: Access to the loft, airing cupboard housing water cylinder.

BEDROOM ONE: 10' 5" x 10' 0" (3.17m x 3.05m) Double glazed window to the front, built in wardrobes, radiator. Sliding door to:

ENSUITE SHOWER ROOM: Tiled shower cubicle with folding glazed door, low level w.c., pedestal wash hand basin, radiator.

BEDROOM TWO: 16' 3" x 9' 8" maximum (4.95m x 2.95m) Two double glazed windows to the front, radiator, electric heater, storage cupboard over the stairs.

BEDROOM THREE: 12' 10" x 8' 11" (3.91m x 2.72m) Double glazed window to the rear with pleasant views, access to the loft, electric heater.

BEDROOM FOUR: 10' 3" x 8' 8" (3.12m x 2.64m) Double glazed windows to the rear, built in wardrobes, radiator.

BEDROOM FIVE: 8' 8" x 6' 3" (2.64m x 1.91m) Double glazed window to the rear, radiator.

BATHROOM: 7' 1" x 6' 7" (2.16m x 2.01m) Panelled bath with shower attachment and glazed screen, built in base and wall mounted cupboards with integral sink, double glazed window to the rear, low level w.c. with concealed cistern, radiator.

OUTSIDE: To the front of the property there is a driveway leading to the garage. Access to the side of the property leads to the rear garden laid to patio and slate chippings with wall and fence surround.

SERVICES: Mains water, gas, electricity and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///brambles.situates.steeped

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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