

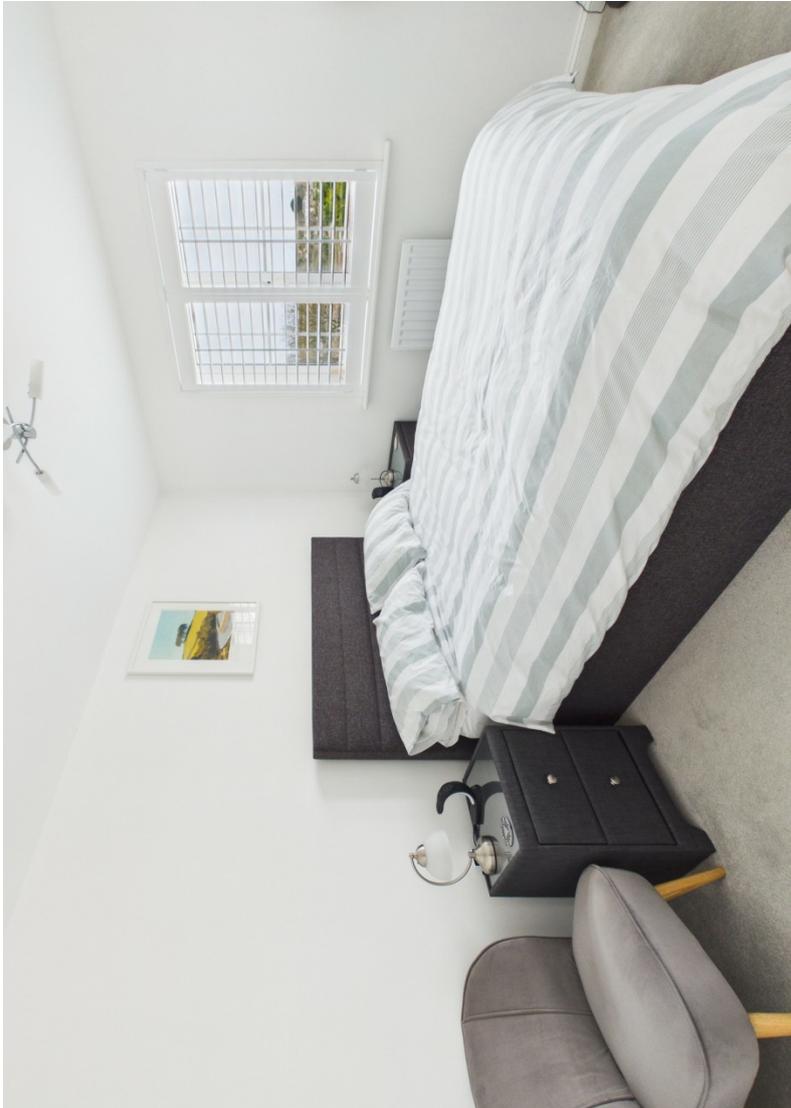


Marshall's  
ESTATE AGENTS



12 Rounders Rise, Hayle,  
Cornwall, TR27 4FF







**12 ROUNDERS RISE, HAYLE, CORNWALL, TR27 4FF**

**£325,000 FREEHOLD**

- \* MODERN SEMI-DETACHED HOME \* THREE BEDROOMS (ONE EN-SUITE) \*
- \* STYLISH OPEN PLAN LIVING SPACE \* VIEWS TOWARDS HAYLE TOWANS \*
- \* GARAGE AND DRIVEWAY PARKING \* REAR DECKING AND ASTROTURF GARDEN \*
- \* DOWNSTAIRS CLOAKROOM/WC \* CONVENIENT CENTRAL LOCATION \*
- \* EPC = B \* COUNCIL TAX BAND = C \* APPROXIMATELY 78 SQUARE METRES \*

Situated in a convenient position near the centre of Hayle town is this nicely presented modern three bedroom semi detached house. The accommodation comprises an open plan living/kitchen/dining room, hallway and cloakroom on the ground floor. On the first floor there is a main bedroom with ensuite shower room, another double bedroom and a good size single, along with the family bathroom. There are pleasant views towards Hayle Towans from the rear elevation. Externally there is driveway parking for one vehicle, a good size garage and decking to the rear with steps down to garden laid to astro turf with storage below the decked area. We would highly recommend an early appointment to view.

**DOOR TO:**

**ENTRANCE HALL:** Tiled flooring, radiator, stairs rising. Door to:

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

**OPEN PLAN LIVING / KITCHEN / DINING ROOM:** Tiled flooring throughout.

**LIVING / DINING AREA:** 16' 8" x 15' 6" maximum (5.08m x 4.72m) Double glazed windows and French doors to the rear, storage cupboard under the stairs, three radiators.

**KITCHEN AREA:** 9' 2" x 8' 0" (2.79m x 2.44m) Range of built in wall and base units, integral gas hob with extractor hood over, wall mounted electric oven, built in fridge/freezer, dishwasher and washing machine, inset one and a half bowl sink unit with mixer tap and drainer, double glazed window with shutters to the front.

**FIRST FLOOR LANDING:** Access to the loft.

**BEDROOM ONE:** 10' 2" x 8' 11" plus door recess (3.10m x 2.72m) Built in wardrobe, double glazed window to the front with shutters, radiator. Door to:

**ENSUITE SHOWER ROOM:** Built in double mains shower, low level w.c. with concealed cistern, wash hand basin, double glazed window to the front, radiator, extractor fan.

**BEDROOM TWO:** 10' 3" x 8' 9" (3.12m x 2.67m) Double glazed window to the rear with shutters and pleasant views towards Hayle Towans, radiator.

**BEDROOM THREE:** 10' 3" x 6' 4" (3.12m x 1.93m) Double glazed window to the rear with shutters and pleasant views towards Hayle Towans, radiator.

**BATHROOM:** 6' 10" x 4' 9" (2.08m x 1.45m) Panelled bath with glazed screen and shower over, low level w.c. with concealed cistern, wash hand basin, extractor fan, heated towel rail, illuminated mirror with shaver socket.

**OUTSIDE:** To the front of the property there is driveway parking for one vehicle leading to the garage. To the rear of the property there is a raised decking area ideal for alfresco dining with steps down to the garden area laid to astroturf with raised borders and fence boundaries, storage area under the decking and two built in storage cupboards.

**GARAGE:** 17' 10" x 9' 0" (5.44m x 2.74m) With power and light, metal up and over door, storage over, courtesy door to the rear.

**SERVICES:** Mains water, electricity, gas and drainage.

**AGENTS NOTE:** The property is constructed of block under a slate tiled roof.

We checked the signal with EE which was good.

We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. There is an annual service charge for maintenance of the roads etc paid bi-annually of approximately £103 (£206 per annum).

**DIRECTIONAL NOTE:** Via What3Words: ///outdone.distracts.honey

**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  
01736 756627

Lettings  
01736 366778



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