



26 Sparrow Close, Hayle,  
Cornwall, TR27 5GA



Marshall's

ESTATE AGENTS







**26 SPARROW CLOSE, HAYLE, CORNWALL, TR27 5GA**

**£260,000 FREEHOLD**

**\* TWO DOUBLE BEDROOMS \* SEMI DETACHED HOUSE \***

**\* OPEN PLAN LIVING / KITCHEN / DINING ROOM \***

**\* FIRST FLOOR BATHROOM \* GROUND FLOOR W.C. \***

**\* PARKING FOR TWO VEHICLES \* REAR GARDEN \* EPC = B \***

**\* COUNCIL TAX BAND = B \* APPROXIMATELY 76 SQUARE METRES \***

A light and airy modern two bedroom semi detached house on a popular development on the edge of Hayle town. The property comprises an open plan living/kitchen dining space with a ground floor w.c. On the first floor there are two double bedrooms and a family bathroom. Externally there is a rear garden laid to patio, wood chippings and astroturf with access to the side leading to the front of the property where there is parking for two vehicles. We would highly recommend an early appointment to view.

**DOOR TO:**

**ENTRANCE HALL:** Radiator. Door to:

**W.C.:** Low level w.c., pedestal wash hand basin, plumbing for washing machine, extractor fan.

**OPEN PLAN LIVING / KITCHEN / DINING ROOM:** 27' 3" x 15' 1" maximum (8.31m x 4.60m)

**KITCHEN:** Range of base and wall mounted units, electric oven and gas hob with extractor hood over, one and a half bowl stainless steel sink unit with mixer tap and drainer, cupboard housing wall mounted boiler, double glazed window to the front.

**LIVING / DINING AREA:** Storage cupboard and recess below the stairs, glazed double doors and windows to the rear, two radiators.

**FIRST FLOOR LANDING:** Radiator, access to the loft.

**BEDROOM ONE:** 15' 1" x 10' 0" (4.60m x 3.05m) Two double glazed windows to the rear, radiator.

**BEDROOM TWO:** 14' 10" x 9' 5" maximum (4.52m x 2.87m) Two double glazed windows to the front, built in storage cupboard, radiator.

**BATHROOM:** 7' 0" x 6' 6" (2.13m x 1.98m) Panelled bath with mains shower over and glazed screen, low level w.c., pedestal wash hand basin, heated towel rail, extractor fan.

**OUTSIDE:** To the rear of the property there is a paved area with steps leading up to an area laid to wood chippings and further area laid to astro-turf with fence boundaries and gated access leading to the front of the property. To the front there are two allocated parking spaces.

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

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

**DIRECTIONAL NOTE:** What3Words: ///chariots.hips.bristle

**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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