



19 Mount Pleasant, Hayle,  
Cornwall, TR27 4LD







**19 MOUNT PLEASANT, HAYLE, CORNWALL, TR27 4LD**

**£210,000 - FREEHOLD**

- \* IN NEED OF RENOVATION \* THREE BEDROOMS – TWO DOUBLES & ONE SINGLE \*
- \* TWO RECEPTION ROOMS – LIVING ROOM & DINING ROOM \* KITCHEN TO THE REAR \*
- \* FIRST FLOOR SHOWER ROOM \* FRONT COURTYARD & GENEROUS REAR GARDEN \*
- \* USEFUL BLOCK-BUILT STORE \* NO ONWARD CHAIN \*
- \* PRIME LOCATION CLOSE TO HAYLE TOWN, BEACHES & TRANSPORT LINKS \*
- \* EPC = G \* COUNCIL TAX BAND = B \* APPROXIMATELY 80 SQUARE METRES \*\*

Offered to the market with no onward chain, this three bedroom mid-terraced property in Hayle presents an exciting opportunity for full renovation. The ground floor provides a traditional layout with a living room to the front, a separate dining room, and a kitchen to the rear. Upstairs, the first floor offers two well-proportioned double bedrooms, a further single bedroom, and a shower room. Externally, the property benefits from a small courtyard at the front and a generous rear garden, complete with a useful block-built store. This home is ideal for those looking for a project and the chance to create a property tailored to their own style, all within easy reach of Hayle's town amenities, beaches, and transport links.

**DOOR TO:**

**ENTRANCE HALL:** Panelling to dado height, stairs rising.

**LIVING ROOM:** 11' 1" x 10' 3" (3.38m x 3.12m) Double glazed window to the front, mosaic tiled fireplace (not in use) with electric fire and recess to either side.

**DINING ROOM:** 11' 8" x 10' 7" maximum (3.56m x 3.23m) Built in storage under the stairs, double glazed window to the rear. Door to:

**KITCHEN:** 11' 1" x 6' 7" (3.38m x 2.01m) Range of base and wall mounted units, space for fridge freezer, double glazed window and door to the side, plumbing for washing machine, stainless steel single bowl sink unit with hot and cold taps and drainer.

**FIRST FLOOR LANDING:** Steps up to bedrooms and bathroom, built in cupboard housing water cylinder, access to the loft.

**BEDROOM ONE:** 11' 3" x 10' 11" (3.43m x 3.33m) Double glazed window to the front.

**BEDROOM TWO:** 9' 11" x 9' 6" (3.02m x 2.90m) Double glazed window to the rear.

**BEDROOM THREE:** 8' 0" x 4' 4" (2.44m x 1.32m) Double glazed window to the front.

**BATHROOM:** Low level w.c., wash hand basin, corner shower cubicle, double glazed windows to the side and rear, electric fan heater.

**OUTSIDE:** To the front, the property is set behind a small courtyard, providing a low-maintenance entrance. To the rear, there is a generous garden offering plenty of potential, with space for landscaping or outdoor seating areas. A useful block-built store is also located within the garden, providing practical storage.

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

**AGENTS NOTE:** The property is constructed of granite under a slate tiled roof - concrete screening test being carried out. 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 intermittent.

**DIRECTIONAL NOTE:** Via What3Words: ///headliner.manly.attention

**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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