



18 Chenhalls Road, St Erth,
Cornwall, TR27 6HJ







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£360,000 FREEHOLD

*** THREE BEDROOM DETACHED HOUSE * LIVING / DINING ROOM ***

*** KITCHEN * CONSERVATORY * UTILITY * GARAGE ***

*** TWO SEPARATE DRIVEWAY PARKING SPACES ***

*** FRONT AND REAR GARDENS * DOUBLE GLAZED WHERE STATED ***

*** GAS CENTRAL HEATING * COUNCIL TAX BAND = C ***

*** EPC = D * APPROXIMATELY 82 SQUARE METRES ***

*** VIEWING HIGHLY RECOMMENDED ***

A beautifully presented three bedroom garage linked home on the edge of this ever popular village with good public transport links, school, public house and public store with a weekly farmers market. There is spacious accommodation with ample parking to the front of the property with a garage. New gas Combi boiler, windows and brick paver driveway in 2024. All window treatments, Fridge/Freezer, Washer and Dryer included in the sale. No onward chain and all furnishings are available for purchase separately. We would strongly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

PORCH: Double glazed windows to front and side. Single glazed door and side panels to:

HALLWAY: Stairs rising, radiator, thermostat. Door to:

LIVING / DINING ROOM: 20' 3" x 14' 6" (6.17m x 4.42m) Double glazed window to the front, double glazed French doors to conservatory, open fire on brick surround with wooden mantle and slate hearth, radiator.

KITCHEN / BREAKFAST ROOM: 11' 5" x 10' 9" (3.48m x 3.28m) Tiled floor, radiator, single glazed door and double glazed window to the conservatory to the rear lobby, range of base and wall mounted units, stainless steel one and a half bowl sink unit with mixer tap and drainer, electric double oven, hob with extractor hood over, complementary tiling, freestanding fridge/freezer, central island with storage and breakfast bar.

CONSERVATORY: 7' 4" x 5' 10" (2.24m x 1.78m) Sliding door to the garden, Polycarbonate roof, glazed to three sides.

REAR LOBBY: 12' 3" x 3' 3" (3.73m x 0.99m) Glazed to two sides, Polycarbonate roof, tiled flooring, radiator, door to the rear. Door to:

UTILITY ROOM: 6' 9" x 5' 4" (2.06m x 1.63m) Double glazed window to the rear, washing machine and tumble dryer included with sale, courtesy door to garage. Door to:

CLOAKROOM: Low level w.c., wash hand basin, painted pine panelling to dado height, complementary tiling.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 13' 0" x 11' 5" including wardrobes (3.96m x 3.48m) Double glazed window to the front, radiator, built in range of wardrobes.

BEDROOM TWO: 11' 6" x 8' 6" (3.51m x 2.59m) Double glazed window to the rear, built in wardrobe, radiator.

BEDROOM THREE: 8' 7" x 5' 7" (2.62m x 1.70m) Built in wardrobe, double glazed window to the front with pleasant outlook, radiator.

BATHROOM: 8' 1" x 5' 7" (2.46m x 1.70m) Panelled bath with separate shower over, shower screen, double glazed window, low level w.c., wash hand basin, radiator, fully tiled walls, airing cupboard housing wall mounted boiler and radiator.

OUTSIDE: To the front of the property there is a driveway with parking leading to the garage and a further driveway to the other side. Garden area laid to lawn.

GARAGE: 14' 9" x 9' 9" (4.50m x 2.97m) With loft access, power and light.

TO THE REAR OF THE PROPERTY: Paved patio with three steps up to an area laid to lawn with side access to the front.

SERVICES: Mains electricity, gas, water (metered) and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///outsiders.dabble.simulations

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

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01736 795040

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01209 715672

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Lettings
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