



40 Pools Court, Hayle, Cornwall,
TR27 4NS









40 POOLS COURT, HAYLE, CORNWALL, TR27 4NS

£210,000 FREEHOLD

- * END TERRACE HOUSE * THREE BEDROOMS * LIVING ROOM * KITCHEN ***
*** FIRST FLOOR BATHROOM * PAVED REAR GARDEN * GAS CENTRAL HEATING ***
*** DOUBLE GLAZING * COUNCIL TAX BAND = B * EPC = C ***
*** APPROXIMATELY 67 SQUARE METRES ***

Conveniently situated for all local amenities is this nicely presented three bedroom end of terrace house. The accommodation comprises an entrance hall, living room and kitchen/breakfast room on the ground floor. On the first floor there are three bedrooms and a family bathroom. Externally there is a good size paved garden to the rear with access to the road and a small courtyard to the front. We would highly recommend an early appointment to view.

DOOR TO:

ENTRANCE HALL: Coat hanging space, radiator.

LIVING ROOM: 16' 2" x 9' 7" maximum (4.93m x 2.92m) Double glazed windows to the front and side, storage cupboard under the stairs, radiator, thermostat.

KITCHEN / BREAKFAST ROOM: 13' 0" x 9' 6" (3.96m x 2.90m) Range of base and wall mounted units, built in fridge/freezer, electric oven, gas hob and extractor hood over, dishwasher, washer/dryer, single bowl stainless steel sink unit with mixer tap and drainer, wall mounted boiler, double glazed window and UPVC stable door to the rear.

FIRST FLOOR LANDING: Access to the loft, built in storage cupboard over the stairs.

BEDROOM ONE: 13' 0" x 8' 4" (3.96m x 2.54m) Two double glazed windows to the rear, built in wardrobes and drawers, radiator.

BEDROOM TWO: 11' 6" x 6' 9" (3.51m x 2.06m) Double glazed window to the front, radiator.

BEDROOM THREE: 7' 1" x 5' 8" (2.16m x 1.73m) Double glazed window to the front, radiator.

SHOWER ROOM: 6' 0" x 5' 6" (1.83m x 1.68m) Corner shower cubicle, low level w.c., wash hand basin with storage under and vanity unit over, heated towel rail, double glazed window to the side.

OUTSIDE: To the front of the property there is a small courtyard garden with low wall and gate. There is gated access to the side of the property leading to the good size paved courtyard garden with gate and double gates to rear.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: The property is constructed of block under a concrete 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: Via What3Words: ///spices.nerves.blushes

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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