



17 Curnows Road, Hayle,  
Cornwall, TR27 4RZ















**17 CURNOWS ROAD, HAYLE, CORNWALL, TR27 4RZ**

**£215,000 FREEHOLD**

**\* SEMI DETACHED HOUSE \* TWO / THREE BEDROOMS \***

**\* LIVING ROOM \* KITCHEN \* DINING ROOM / OCCASIONAL THIRD BEDROOM \***

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

**\* GARDENS TO TWO SIDES \* PAVED AREA TO THE FRONT \***

**\* EXCELLENT OPPORTUNITY \* VIEWING HIGHLY RECOMMENDED \***

**\* EPC = TO BE ASSESSED \* APPROXIMATE SIZE TO BE CONFIRMED \***

**\* COUNCIL TAX BAND = B \***

Situated on the edge of Hayle town is this nicely presented two/three bedroom semi detached house. The accommodation comprises an entrance hall, living room, kitchen, dining room/occasional third bedroom, utility and w.c. on the ground floor. On the first floor there are two double bedrooms and a family bathroom. Externally the rear garden is laid to patio and lawn with a gravelled area to the side, two storage sheds and a paved area ideal for parking subject to any necessary permissions. The property would make an ideal family home or investment and we would highly recommend an early appointment to view.

**ENTRANCE HALL:** Radiator, dado rail, stairs rising. Door to:

**LIVING ROOM:** 14' 4" x 9' 5" (4.37m x 2.87m) Double glazed window to the front, understair storage cupboard.

**KITCHEN:** 12' 8" x 8' 8" (3.86m x 2.64m) Range of base and wall mounted units, one and a half bowl sink unit with mixer tap and drainer, built in dishwasher, gas hob and electric oven with extractor hood over, space for undercounter fridge, double glazed door and window to the rear, radiator, wall mounted boiler. Double doors to:

**DINING ROOM / OCCASIONAL THIRD BEDROOM:** 15' 7" x 9' 2" (4.75m x 2.79m) Double glazed window to the rear, radiator. Door to:

**UTILITY ROOM:** 11' 2" x 5' 3" (3.40m x 1.60m) Range of base and wall mounted units, plumbing for washing machine, double glazed window to the front, double glazed door to the side, radiator. Door to:

**W.C.:** Low level w.c., pedestal wash hand basin, radiator.

**FIRST FLOOR LANDING:** Dado rail, access to the loft.

**BEDROOM ONE:** 12' 8" x 8' 0" (3.86m x 2.44m) Two double glazed windows to the rear with views to Lelant and over Hayle town towards the Towans, radiator.

**BEDROOM TWO:** 12' 8" x 8' 0" (3.86m x 2.44m) Double glazed window to the front, radiator, built in cupboard over the stairs.

**BATHROOM:** 9' 6" x 8' 7" (2.90m x 2.62m) Panelled bath with shower over and glazed screen, low level w.c., pedestal wash hand basin, double glazed window to the side, shaver socket and light, radiator, fully tiled walls and floors.

**OUTSIDE:** To the front of the property there is a paved area ideal for parking subject to any necessary permissions. There is access to the side of the property leading to a raised gravel area with two useful storage sheds. To the rear there is a paved area with raised flower beds and an area laid to lawn with wall and fence borders.

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

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

**DIRECTIONAL NOTE:** Via What3Words: ///identity.galloping.stubbed

**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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