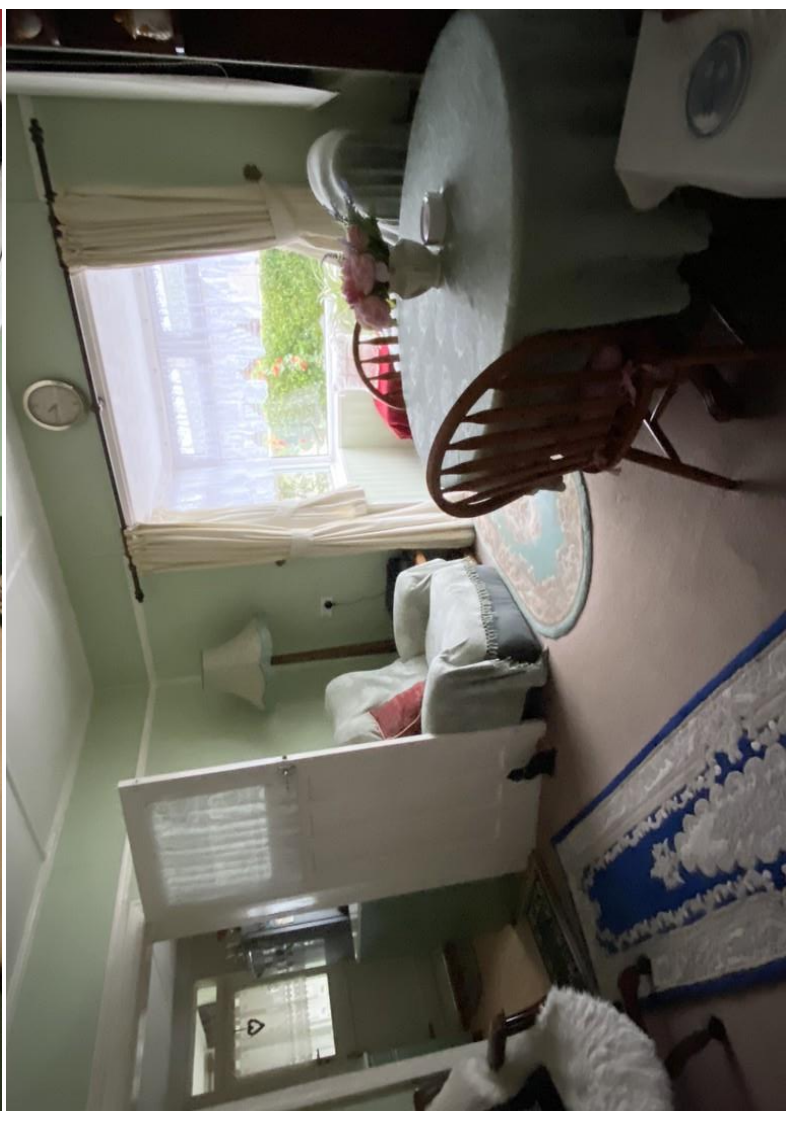
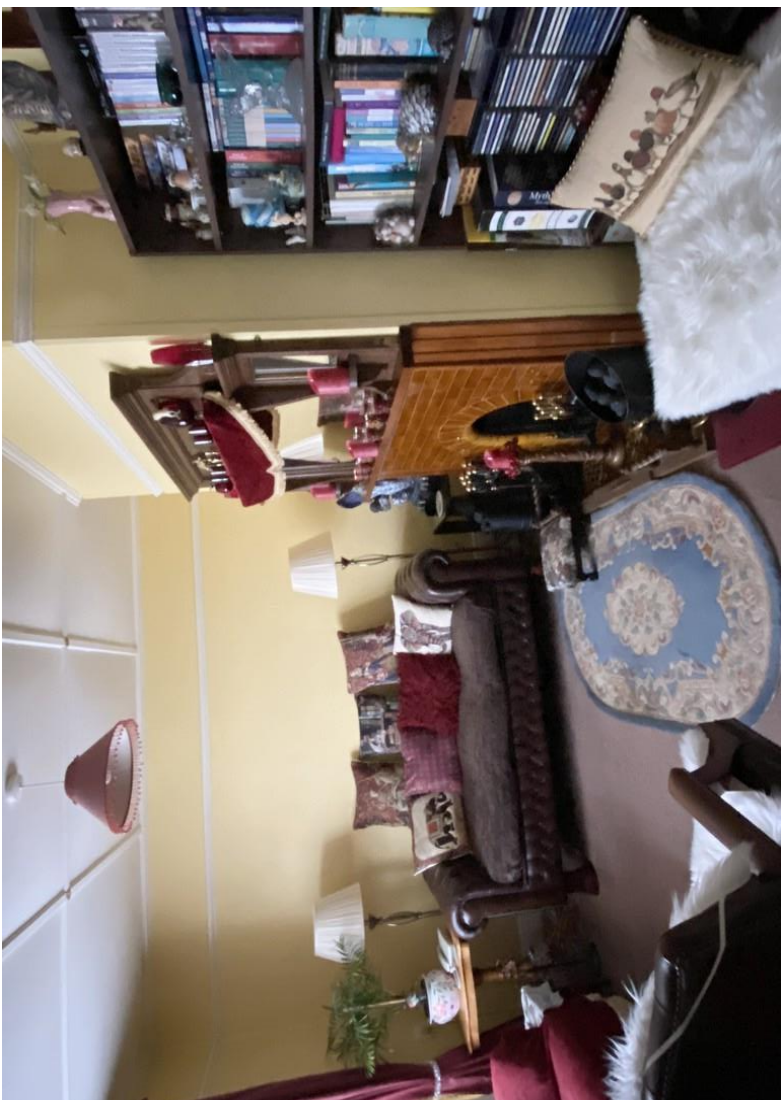


**I COPPER HILL
HAYLE
TR27 4LY**









1 COPPER HILL, HAYLE, TR27 4LY

£275,000 - FREEHOLD

A two bedroom detached bungalow, with spacious accommodation and benefiting from ample parking, a double garage, summerhouse and studio, which could (subject to any necessary planning consents) be adapted to suit a variety of uses. Due to Mundic construction it is available to cash purchasers only.

*** TWO BEDROOMS * LOUNGE * KITCHEN * SEPARATE DINING ROOM *
* SHOWER ROOM* * DOUBLE GLAZING * GAS CENTRAL HEATING * AMPLE PARKING *
* DOUBLE GARAGE * STUDIO WITH MEZZANINE LEVEL * SUMMER HOUSE *
* CASH PURCHASERS ONLY * EPC = TBA ***

This property has good size outdoor space, with front, side and rear garden, ample parking and double garage. Added to this is the studio with mezzanine level and summerhouse. An appointment to view is essential to fully appreciate this gem.

DOUBLE GLAZED DOOR TO:

REAR PORCH: Two double glazed windows to the rear, built in storage cupboard, painted pine panelling to two walls. Door to:

KITCHEN: 14' 8" x 8' 5" (4.47m x 2.57m) Stainless steel double sink with drainer and mixer tap, double glazed window to the side and one to the porch. Space for fridge/freezer, plumbing for the washing machine, a range of wall and base units, electric oven, gas hob, radiator, complementary tiling, door to:

DINING ROOM: 15' 2" in to bay x 11' (4.62m x 3.35m) Double glazed box bay window to the side, radiator, built in storage, picture rail.

INNER HALL: Access to the loft.

LOUNGE: Door to the front porch, radiator, double glazed box bay window to the front enjoying views to Phillack, open fire with tiled hearth and surround, (gas point).

BEDROOM ONE: 11' 5" x 10' 5" plus bay (3.48m x 3.18m) Double glazed box bay window to the front, enjoying views over Phillack, radiator.

BEDROOM TWO: 11' 7" x 9' 4" (3.53m x 2.84m) Double glazed opaque window to the rear, radiator, wall mounted gas boiler, storage cupboard.

SHOWER ROOM: 7' 7" x 5' 5" (2.31m x 1.65m) Shower cubicle, low level W.C., wash hand basin, storage under, painted pine panelling, opaque double glazed window to the rear.

OUTSIDE:

TO THE FRONT: Gravelled garden for ease of maintenance, cherry tree, palm tree, blackcurrant, mature plants and shrubs, low wall surround, views over to Phillack.

SIDE GARDEN: A profusion of mature plants and shrubs including a mature fig, grape, plum and palm, sheltered patio.

TO THE REAR: Gates lead to a tarmac driveway with ample parking space. Patio, cooking apple tree, pear tree, plant and shrub borders.

DOUBLE GARAGE 17' 9" x 17' 8" (5.41m x 5.38m) Double doors, eaves storage, window to both sides, courtesy door, power and light.

SUMMERHOUSE: 10' 5" x 8' 4" (3.18m x 2.54m) Insulated, with power and light.

STUDIO:

MAIN ROOM: 18' 3" x 12' 6" (5.56m x 3.81m) Double glazed door and window to the front, double glazed window to the side.

CLOAKROOM: With double glazed window to the front, W.C. vanity sink with storage under.

KITCHENETTE: 7' 2" x 6' 5" (2.18m x 1.96m) Double glazed window to the side.

FROM THE MAIN ROOM STEPS UP TO:

MEZZANINE LEVEL: 11' 6" x 8' 9" (3.51m x 2.67m) Velux window to the side, eaves storage.

IN CONCLUSION: A bungalow that warrants an early viewing to fully appreciate the extent of the property and grounds.

COUNCIL TAX BAND: C

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

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Marshall's of Carbis Bay (01736) 795040.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234100)

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.

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