



**9 East Terrace**

**Hayle**

**TR27 4JT**













## **9 EAST TERRACE, HAYLE, TR27 4JT**

**£270,000 - FREEHOLD**

A three bedroom mid terrace family home with private parking to the front and an enclosed garden to the rear. Enjoying distant estuary views to the front and offered to the market with no onward chain an early viewing is essential.

**\* THREE BEDROOMS \* LOUNGE \* SUN ROOM \* KITCHEN \* FIRST FLOOR BATHROOM \* DOUBLE GLAZING \* GAS CENTRAL HEATING \* PARKING \* GARDEN \* NO ONWARD CHAIN EPC = C \***

### **DOUBLE GLAZED DOOR TO:**

**HALLWAY:** Opening in to the lounge. painted pine panelling to dado height. Staircase rising.

**LOUNGE:** 20' 6" x 15' 7" (6.25m x 4.75m) Feature wood burner with granite mantle over, slate tiled hearth. (Not in use chimney blocked). Wooden flooring, two radiators, double glazed window to the front.

**ARCH TO THE SUNROOM:** 16' 0" x 7' 8" (4.88m x 2.34m) Double glazed window to the rear, plumbing for the washing machine, radiator, wood flooring, door to the rear.

**KITCHEN:** 10' 1" x 6' 6" (3.07m x 1.98m) Tiled flooring, wall and base units, electric oven, gas hob, extractor fan, wall mounted gas boiler, stainless steel sink with mixer tap and drainer, double glazed window to the rear, complementary tiling.

**FIRST FLOOR LANDING:** Doors to bedrooms and bathroom.

**BEDROOM ONE:** 11' 7" x 10' 1" (3.53m x 3.07m) Double glazed window to the front with views over the estuary, radiator.

**BEDROOM TWO:** 10' 1" x 10' 1" (3.07m x 3.07m) Double glazed window to the rear deep sill, storage cupboard, radiator.

**BEDROOM THREE:** 10' 1" x 7' 4" (3.07m x 2.24m) Double glazed window to the front enjoying views over the estuary, access to the loft, radiator.

**BATHROOM:** 10' 7" x 6' 6" (3.23m x 1.98m) Panelled bath with shower attachment, low level W.C., wash hand basin, heated towel rail, complementary tiling, storage cupboard, opaque double glazed windows to the side and rear, extractor fan.



**OUTSIDE:**

**TO THE FRONT:** Paved area ideal for parking.

**TO THE REAR:** Garden , paved patio and gravelled for ease of maintenance, useful storage shed, wall boundaries, gate with pedestrian access to the rear of the other properties.

**COUNCIL TAX BAND:** A

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

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

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall County Council, St Clare, Penzance, Cornwall 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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