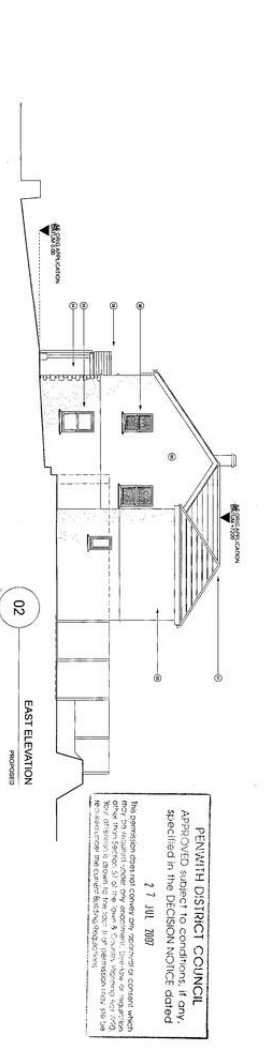
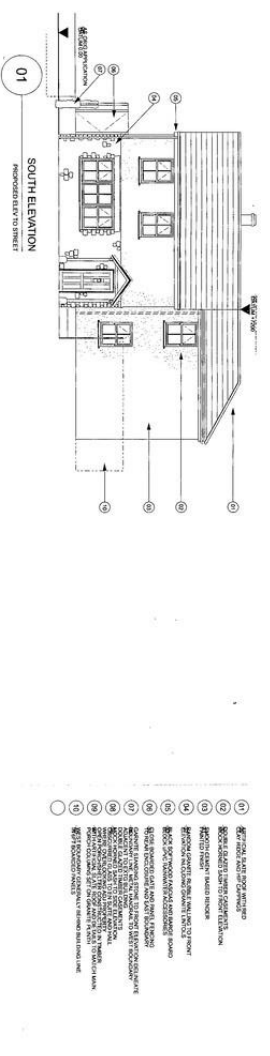


29 Fore Street
St. Erth
Hayle
TR27 6HT









NOTES
1. THIS DRAWING IS A PROPOSED ELEVATION AND IS NOT TO BE CONSIDERED A FINAL DESIGN.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

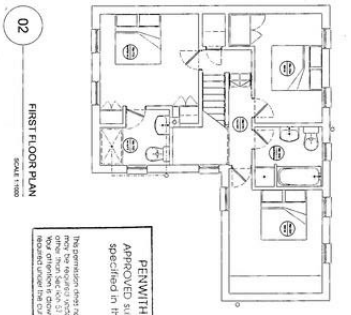
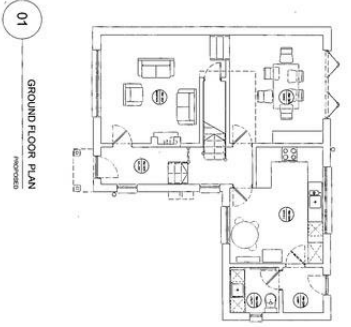
SCALE: 1:50
DATE: 08/10/20
DRAWN: MPT
CHECKED: MPT

PROJECT: ADJOINING PROPERTY PORCH COTTAGES 29 FORE STREET

TEC Architecture
150

PENWITH DISTRICT COUNCIL
APPROVED subject to conditions, if any, specified in the DECISION NOTICE dated 27 JUL 2007

This permission does not convey any approval or consent which may be required under any other statutory provisions. It is not to be construed as a guarantee of any kind and the Council cannot be held liable for any loss or damage, whether direct or indirect, arising from the use of this permission.



PENWITH DISTRICT COUNCIL
APPROVED subject to conditions, if any, specified in the DECISION NOTICE dated 27 JUL 2007

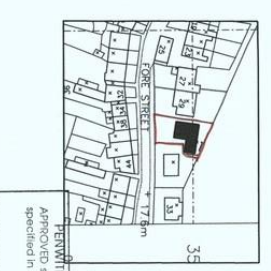
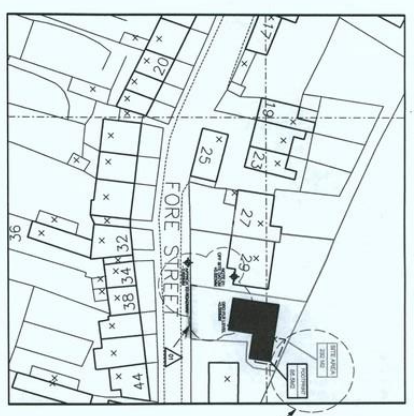
This permission does not convey any approval or consent which may be required under any other statutory provisions. It is not to be construed as a guarantee of any kind and the Council cannot be held liable for any loss or damage, whether direct or indirect, arising from the use of this permission.

NOTES
1. THIS DRAWING IS A PROPOSED FLOOR PLAN AND IS NOT TO BE CONSIDERED A FINAL DESIGN.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SCALE: 1:50
DATE: 08/10/20
DRAWN: MPT
CHECKED: MPT

PROJECT: ADJOINING PROPERTY PORCH COTTAGES 29 FORE STREET

TEC Architecture
150



PENWITH DISTRICT COUNCIL
APPROVED subject to conditions, if any, specified in the DECISION NOTICE dated 27 JUL 2007

This permission does not convey any approval or consent which may be required under any other statutory provisions. It is not to be construed as a guarantee of any kind and the Council cannot be held liable for any loss or damage, whether direct or indirect, arising from the use of this permission.

NOTES
1. THIS DRAWING IS A PROPOSED BLOCK PLAN AND IS NOT TO BE CONSIDERED A FINAL DESIGN.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

SCALE: 1:500
DATE: 08/10/20
DRAWN: MPT
CHECKED: MPT

PROJECT: ADJOINING PROPERTY PORCH COTTAGES 29 FORE STREET

TEC Architecture
150

29 FORE STREET, ST. EARTH, HAYLE, TR27 6HT

£599,950 - FREEHOLD

A traditional four bedroomed semi detached cottage situated in the popular village of St.Earth.The property is being sold to include planning permission for a three bedroomed detached house in the garden. The cottage benefits from ample off road parking and part double glazing.

*** SEMI - DETACHED HOUSE ***

*** FOUR BEDROOMS * SITTING ROOM ***

*** DINING ROOM * KITCHEN ***

*** FAMILY BATHROOM * UTILITY ROOM ***

*** GARAGE AND PARKING * EPC=TBA ***

*** PLANNING FOR DETACHED DWELLING ***

FRONT PORCH: 4' 5" x 3' 8" (1.35m x 1.12m) Wood front door, multi paned single glazed sash window to front and multi paned door to sitting room.

SITTING ROOM: 12' 6" x 12' 1" (3.81m x 3.68m) Multi paned single glazed sash window to front, beamed ceiling, gas coal effect fire set in stone surround fire place with wood mantle and slate hearth. Night storage heater. alcove with open shelves and cupboard above.Open stone edged archway to dining room.

DINING ROOM: 8' 11" x 8' 2" (2.72m x 2.49m) Multi paned single glazed sash window to front. Night storage heater. Opening to kitchen.

KITCHEN/BREAKFAST ROOM: 12' 9" x 11' 2" (3.89m x 3.4m) Upvc double glazed window to rear, upvc double glazed window to side. Range of kitchen units comprising wall and base cupboard and draw unit, fitted work surface to rear and one side with Stainless fitted steel kitchen sink with single bowl and drainer. Fitted four ring electric ceramic hob with tiled splash back and stainless steel electric extractor hood over. matching kitchen unit with mid height double electric double oven with cupboard over and pan cupboard beneath. Night storage heater . Multi paned door to rear entrance hall.

REAR ENTRANCE HALL: 10' 11" x 8' 8" (including stair case.)(3.33m x 2.64m) Upvc double glazed door to rear. Stair case ascending to first floor landing with high level upvc double glazed window to rear. Night storage heater. Doors to utility room and cloakroom/w.c..

CLOAKROOM / W.C.: Upvc double glazed window with opaque glazing to rear. Low level W.C., wash hand basin set in vanity unit with tiled splash back.

UTILITY ROOM: 11' 1" x 10' 2" (3.38m x 3.1m) Upvc double glazed window to rear. Kitchen unit with kitchen sink with single drainer. Plumbing for washing machine. Wood beamed ceiling

FIRST FLOOR LANDING: Doors to bedrooms two, three and family bathroom. Night storage heater. Steps down to front landing with doors to bedrooms one and two.

BEDROOM ONE: 12' 9" x 12' 8" maximum,narrowing to 9' 3"(3.89m x 3.86m) two multi paned single glazed sash windows to front with deep sills. Hatch to loft space and night storage heater.

BEDROOM TWO: 9' 2" x 8' 7" (Plus entrance.) (2.79m x 2.62m) Multi paned single glazed sash window to front with dep sill. Night storage heater.

BEDROOM THREE: 11' 2" x 10' 3" (including two built in single wardrobes)(3.4m x 3.12m) Upvc double glazed window to rear with single built in wardrobes to either side. Night storage heater.

BEDROOM FOUR: 11' 00" x 8' 10" (3.35m x 2.69m) Upvc double glazed window to rear. Night storage heater.

FAMILY BATHROOM: Upvc double glazed window with opaque glazing to rear. Coloured bathroom suite comprising panelled bath with tiled splash back and wall mounted electric shower and glazed shower screen. Low level w.c. and pedestal wash hand basin. Built in airing cupboard.

OUTSIDE: Double wood farm gated entrance to parking space for approximately five cars to front of property which is laid to stone chipping . Granite path to front door. Wood farm gate with a matching pedestrian gate to side of property, Grassed drive way to side of property leading to garage at rear of property and high level rear garden laid mainly to lawn with established plants and shrubs, garden shed. The pedestrian gate to pathway to side and rear entrance of property.

GARAGE: 18' 2" x 12' 1"(plus side store) (5.54m x 3.68m) Wood pedestrian door to side, metal up and over front door. Opening top side store. Inspection pit.

PLANNING FOR DWELLING: There is approved planning permission for a three bedroomed detached house to be sited in the garage area of the garden. The planning reference number is PA10/03733. We understand that the necessary work has commenced and that the planning permission is now in perpetuity.

SERVICES:

Electricity, gas, mains drainage and water.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627

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



www.marshallspz.co.uk