



**6 Prospect Place
Hayle
TR27 4LT**









6 PROSPECT PLACE, HAYLE, TR27 4LT

GUIDE PRICE £240,000 - FREEHOLD

A beautifully presented two bedroom mid terrace home with the main bedroom benefitting from a dressing room/nursery. The kitchen/dining room has a vaulted ceiling allowing ample light to flood the room. The garden is of a good size with a summerhouse at the top. No onward chain, viewing essential.

*** TWO BEDROOMS * DRESSING ROOM/NURSERY * FIRST FLOOR BATHROOM *
* LOUNGE * KITCHEN/DINING ROOM * GARDEN * SUMMER HOUSE * DOUBLE GLAZING *
* NO ONWARD CHAIN * EPC=E ***

DOUBLE GLAZED DOOR TO:

LOBBY: Door to:

LOUNGE: 13' 4" x 11' 7" (4.06m x 3.53m) Double glazed window to the front enjoying views to Trencrom Hill and Phillack, multi burner on slate hearth, alcove cupboard and shelving, beamed ceiling.

KITCHEN 13' 7" x 12' 8" Max (4.14m x 3.86m) Double glazed window to the rear, patio doors to the rear, feature skylight, one and a half bowl stainless steel sink with mixer tap and drainer, space for the cooker, stainless steel extractor fan, oak frame wall and base cupboards with oak worksurfaces, plumbing for the washing machine, oak flooring, open to the:

DINING AREA: 10' 6" x 10' 3" (3.2m x 3.12m) Staircase rising, under stair storage concealing the hot water cylinder, oak flooring.

FIRST FLOOR LANDING:

BEDROOM ONE: 15' 9" x 7' 8" (4.8m x 2.34m) Double glazed window to the rear, over stair shelving, door to the:

DRESSING ROOM/NURSERY: 9' 3" x 7' 2" (2.82m x 2.18m) Double glazed window to the rear, over stair storage.

BEDROOM TWO: 9' 3" x 7' 2" (2.82m x 2.18m) Double glazed window to the front with views over Trencrom Hill Copperhouse Pool, Phillack and The Towans, built in storage.

BATHROOM: 6' 8" x 4' 8" (2.03m x 1.42m) Panelled bath with separate shower over, low level W.C., wash hand basin, fully tiled walls and floor, painted pine panelled ceiling, access to loft.

OUTSIDE TO THE REAR: Courtyard with steps leading up to the garden laid to lawn, with fence boundaries, mature shrubs.

SUMMERHOUSE: 16' x 9' Fully insulated with turf roof for further insulation. Decking and steps to the front.

COUNCIL TAX BAND: A

SERVICES: Mains electricity, gas 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

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01736 795040

Camborne
01209 715672

Hayle
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Lettings
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