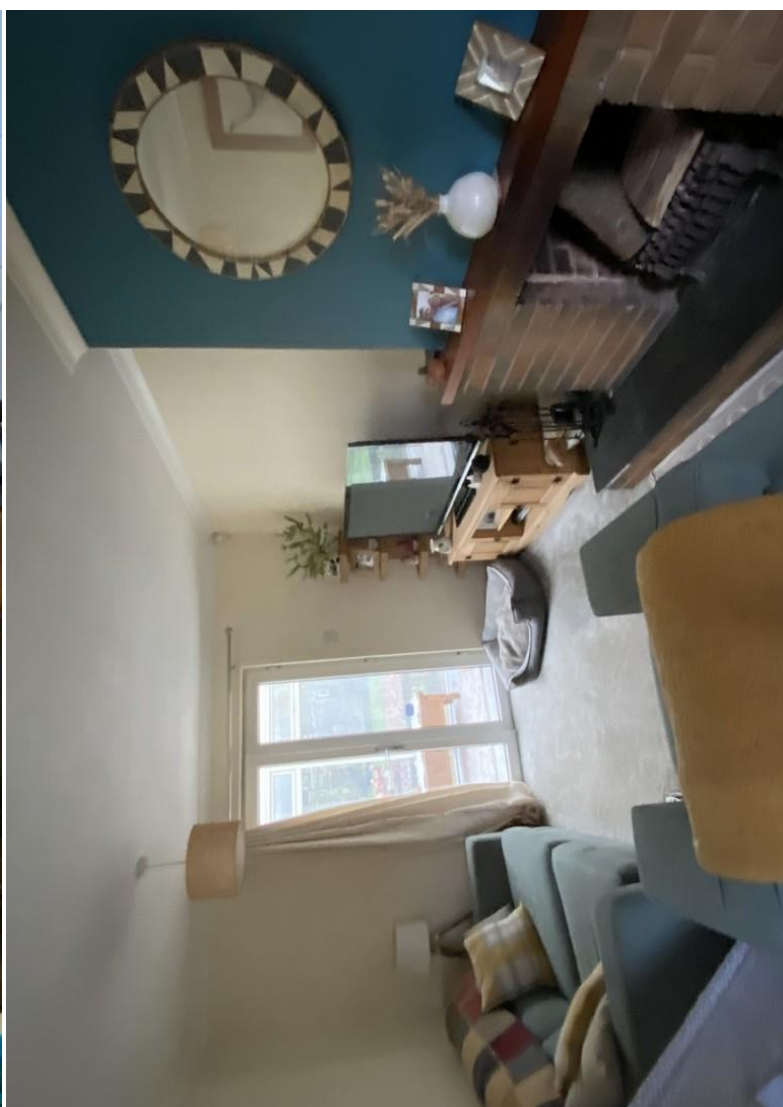


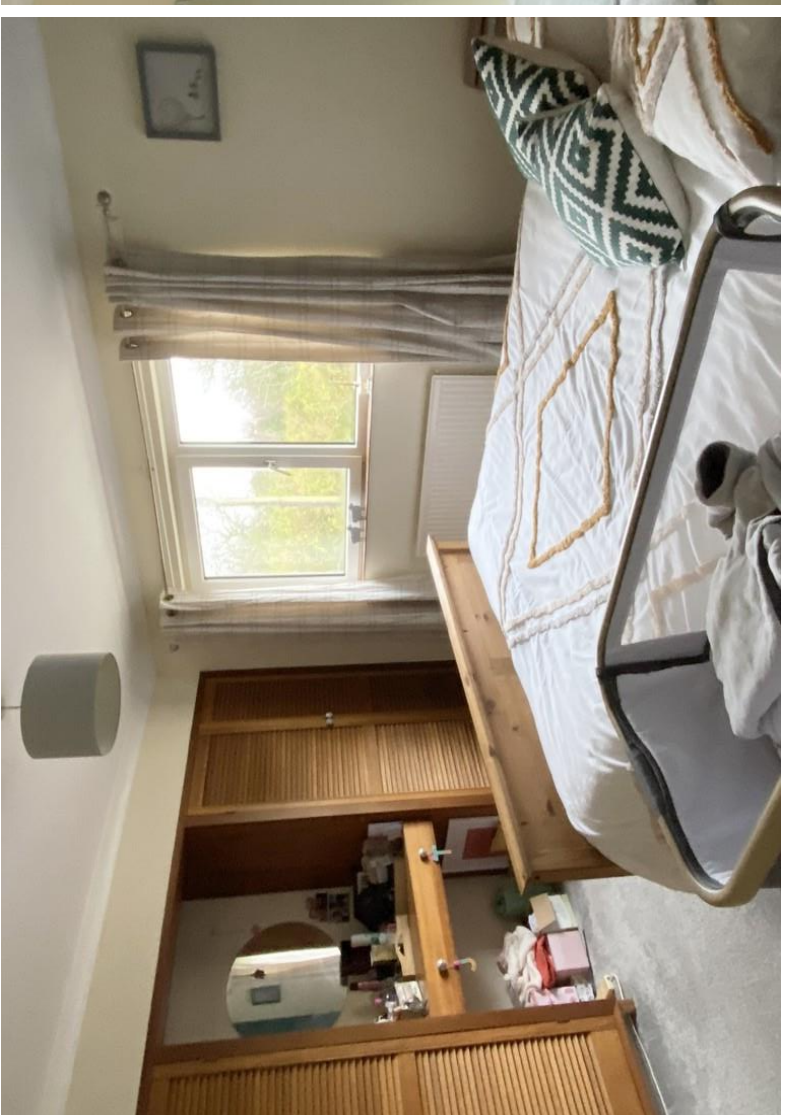


**18 Chenhalls Road**

**St. Erth**

**TR27 6HJ**







**18 CHENHALLS ROAD, ST. EARTH, HAYLE, TR27 6HJ**

**GUIDE PRICE £350,000 - FREEHOLD**

A beautifully presented three bedroom garage linked family home which the present vendors have updated and improved to offer spacious accommodation throughout.

- \* THREE BEDROOMS \* LOUNGE / DINING ROOM \* KITCHEN \* CONSERVATORY \***
- \* UTILITY \* GARAGE \* TWO SEPARATE DRIVEWAY PARKING SPACES \***
- \* FRONT AND REAR GARDENS \* DOUBLE GLAZING WHERE STATED \***
- \* GAS CENTRAL HEATING \* COUNCIL TAX BAND = C \***
- \* EPC = D \* VIEWING ESSENTIAL \***

A beautifully presented three bedroom garage linked home on the edge of this ever popular village with good public transport links, school, public house and public store with a weekly farmers market. There is spacious accommodation with ample parking to the front of the property with a garage. We would strongly recommend an early appointment to view.

**DOUBLE GLAZED DOOR TO:**

**PORCH:** Single glazed door to:

**HALLWAY:** Stairs rising, radiator. Door to:

**LOUNGE / DINING ROOM:** 20' 1" x 14' 7" narrowing to 10' 1" (6.12m x 4.45m - 3.07m) Double glazed window to the front, double glazed door to conservatory, open fire on brick surround with wooden mantle and slate hearth, radiator.

**KITCHEN:** 11' 1" x 8' 9" (3.38m x 2.67m) Tiled floor, radiator, single glazed door to the rear lobby, double glazed window to the conservatory. Fitted kitchen comprising wall and base units, stainless steel one and a half bowl sink unit with mixer tap and drainer, electric double oven and hob with extractor hood over, complementary tiling, space for fridge/freezer, central island with storage and breakfast bar.

**CONSERVATORY:** 7' 5" x 5' 10" (2.26m x 1.78m) With door to the garden.

**REAR LOBBY:** Tiled flooring, radiator, door to the rear. Door to:

**UTILITY:** Single glazed window to the rear, plumbing for washing machine, courtesy door to garage.

**CLOAKROOM:** Low level w.c., wash hand basin, painted pine panelling to dado height, complementary tiling.

**FIRST FLOOR LANDING:** Access to the loft.

**BEDROOM ONE:** 13' 0" x 11' 7" (3.96m x 3.53m) Double glazed window to the front, radiator, built in range of wardrobes.

**BEDROOM TWO:** 11' 7" x 8' 6" (3.53m x 2.59m) Double glazed window to the rear, built in wardrobe.

**BEDROOM THREE:** 8' 7" x 5' 9" (2.62m x 1.75m) Plus recess (ideal for wardrobe etc), double glazed window to the front with pleasant outlook, radiator, built in wardrobe.

**BATHROOM:** 8' 1" x 5' 7" (2.46m x 1.70m) Panelled bath with separate shower over, shower screen, double glazed window, low level w.c., wash hand basin, radiator, fully tiled walls, airing cupboard housing wall mounted boiler and radiator.

## **OUTSIDE**

**TO THE FRONT OF THE PROPERTY:** Driveway with parking leading to the garage, further driveway to the other side of the property. The garden is laid to lawn.

**GARAGE:** 15' 1" x 9' 9" (4.60m x 2.97m) With loft access, up and over door, light.

**TO THE REAR OF THE PROPERTY:** Paved patio with three steps up to an area laid to lawn with side access to the front.

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

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or the Penzance office (01736) 360203.

**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](http://www.marshallspz.co.uk)