



21 Caroline Row

Hayle

TR27 4EQ







**21 CAROLINE ROW, HAYLE, TR27 4EQ**

**GUIDE PRICE £210,000 - FREEHOLD**

Located in the Copperhouse area of the town with easy access to most local amenities and the coast is this three bedroom double fronted mid terrace home now in need of updating. The rear garden is a real feature of the property and extends in excess of 100ft.

**\* THREE BEDROOMS \* LOUNGE \* SEPARATE DINING ROOM \* KITCHEN \***  
**\* LARGE REAR PORCH \* EXTENSIVE GARDENS \* DOUBLE GLAZING \***  
**\* GAS CENTRAL HEATING \* COMPETITIVELY PRICED FOR A FAST TRANSACTION \***  
**\* EPC = D \* COUNCIL TAX BAND = B \***

A double fronted mid terrace three bedroom family home benefiting from a private rear garden in excess of 100ft. The vendor is looking for a speedy transaction to release funds due to ill health. The property will be sold as seen. With three bedrooms on the first floor, lounge, separate dining room, kitchen, bathroom and large rear porch, an early appointment to view is essential.

**DOOR TO:**

**PORCH:** Door to:

**HALLWAY:** Staircase rising with doors to lounge and dining room.

**LOUNGE:** 12' 1" x 7' 8" (3.68m x 2.34m) Double glazed window to the front with seat, radiator, hearth with gas connection, beamed ceiling, shelving.

**DINING ROOM:** 13' 1" x 8' 2" (3.99m x 2.49m) Double glazed window to the front with seat, radiator, built in storage, beamed ceiling.

**BATHROOM:** Panelled bath, low level WC, wash hand basin, radiator, opaque single glazed window to the porch with deep sill, Dimplex electric wall mounted heater, built in storage.

**INNER HALL:** With understairs storage cupboard, door to:

**KITCHEN:** 13' 2" x 8' 3" (4.01m x 2.51m) Stainless steel sink and drainer, base and wall mounted cupboards, gas cooker point, radiator, plumbing for washing machine, beamed ceiling, double glazed window to the rear.

**REAR LOBBY:** 14' 3" x 5' 5" (4.34m x 1.65m) (Single skin) Door to outside.

**SHOWER ROOM:** With shower, sink and low level WC, Dimplex electric wall heater, shaver socket and light.

**FIRST FLOOR LANDING:** Doors to:

**BEDROOM ONE:** 12' 2" x 8' 0" plus recess (3.71m x 2.44m) Double glazed window to the front with deep sill, radiator.

**ENSUITE:** Low level WC, vanity sink, extractor fan.

**BEDROOM TWO:** 11' 0" x 8' 7" (3.35m x 2.62m) Double glazed window to the front with deep sill, radiator, built in storage plus large walk-in storage area into the eaves.

**BEDROOM THREE:** 14' 7" x 7' 11" (4.44m x 2.41m) Slanted ceiling, double glazed window to the rear, radiator, beamed ceiling.

**OUTSIDE:** To the front of the property there is a small courtyard area and shared access to the rear of the property. to the rear of the property the garden is a real feature of the property, at present overgrown, made up of several distinct areas, as shown on the photographs with several useful storage sheds.

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

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

**LOCAL AUTHORITY:** Cornwall County Council, St Clare, Penzance, Cornwall 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  
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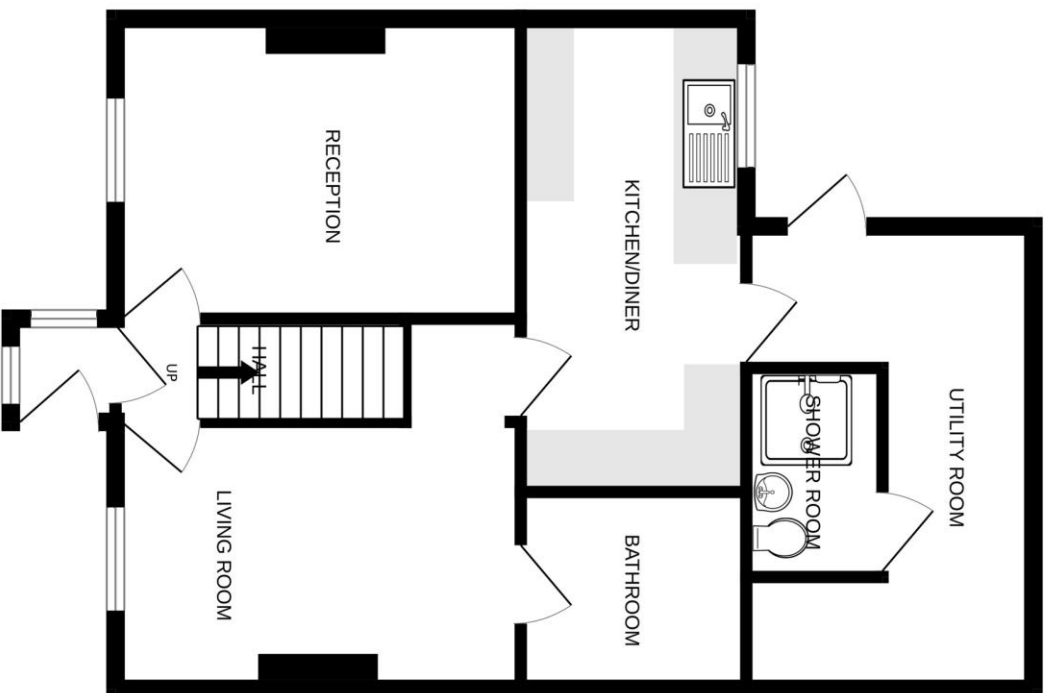
Hayle  
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Lettings  
01736 366778



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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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