



Marshall's

ESTATE AGENTS



11 Cornubia Close, Hayle,
Cornwall, TR27 4RL







11 CORNUBIA CLOSE, HAYLE, CORNWALL, TR27 4RL

GUIDE PRICE £225,000 FREEHOLD

A two bedroom semi-detached home with residents parking, enclosed garden and views from the first floor over St Ives Bay and Knills Monument.

*** TWO BEDROOMS * LOUNGE * KITCHEN / DINING ROOM * FIRST FLOOR BATHROOM ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** VIEWS OVER ST IVES BAY FROM THE FIRST FLOOR* FRONT AND REAR GARDENS ***

*** RESIDENTS PARKING * NO ONWARD CHAIN * EPC = D ***

*** COUNCIL TAX BAND = B * APPROXIMATELY 58 SQUARE METRES ***

Offered to the market with no onward chain is this two bedroom semi-detached modern home on the outskirts of Hayle enjoying far reaching views over the estuary and St Ives bay from the first floor. The present vendor has fitted new carpets throughout and the property offers light and spacious accommodation which can only be fully appreciated by viewing internally. Enjoying use of residents parking and an enclosed garden to the rear, we would strongly recommend an early appointment.

DOUBLE GLAZED DOOR TO:

LOUNGE: 14' 11" x 12' 11" (4.55m x 3.94m) Stairs rising, double glazed window to the front, gas fire point, understairs storage.

KITCHEN / DINING ROOM: Double glazed window to the rear, patio doors to the rear, radiator, stainless steel sink with single drainer, wall mounted boiler, range of base and wall mounted units, plumbing for washing machine, electric cooker point, complementary tiling.

FIRST FLOOR LANDING: Radiator, access to the loft with pull down ladder.

BEDROOM ONE: 12' 10" x 8' 4" (3.91m x 2.54m) Double glazed window to the rear enjoying superb far reaching views along the coast to Knills monument and St Ives bay, radiator.

BEDROOM TWO: 12' 11" x 8' 3" maximum (3.94m x 2.51m) Double glazed window to the front, radiator.

BATHROOM: 6' 3" x 6' 1" (1.91m x 1.85m) Newly fitted suite comprising panelled bath with shower above, low level w.c., wash hand basin, fully tiled walls, opaque double glazed window to the side.

OUTSIDE: To the front of the property there is a garden laid to lawn. The rear garden is fully enclosed by a fence surround being laid to lawn with a patio area, useful storage shed and gated access to the front of the property.

RESIDENTS PARKING AREA

SERVICES: Mains water, gas, electricity and drainage.

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