



Marshall's

ESTATE AGENTS

7 Tresdale Parc, Connor Downs,
Hayle, TR27 5DX







7 TRESDALE PARC, CONNOR DOWNS, HAYLE, TR27 5DX

ASKING PRICE £335,000 FREEHOLD

A beautifully presented and extended three bedroom semi detached family home with gardens and off street parking situated within the village of Connor Downs close to all its amenities.

- * THREE BEDROOMS * LOUNGE * LARGE KITCHEN/DINING ROOM ***
- * GROUND FLOOR SHOWER ROOM * GARAGE * OFF STREET PARKING ***
- * FRONT AND REAR GARDENS * DOUBLE GLAZING & GAS CENTRAL HEATING ***
- * VILLAGE LOCATION * SOLAR PANELS * ALARM SYSTEM * EPC = D ***
- * COUNCIL TAX BAND = C * APPROXIMATELY 89 SQUARE METRES ***

A beautifully presented and extended semi detached family home with gardens and parking situated within the village of Connor Downs close to all its amenities. The accommodation comprises of a lounge, large kitchen/dining room and shower room on the ground floor. There are three bedrooms and bathroom on the first floor. There are gardens to the front and rear with parking and a garage which has been divided into two giving a utility area and bike store/storage room. The house is double glazed and gas centrally heated throughout and a viewing is highly recommended to fully appreciate this lovely family home.

UPVC double glazed door with side panel into:

HALLWAY: Stairs rising, radiator, glazed door into:

LOUNGE: 14' 2" x 13' 10" (4.32m x 4.22m) UPVC Double Glazed window to front, radiator, coved ceiling, living flame gas fire with baxi boiler supplying domestic hot water and central heating, door into:

KITCHEN/DINING ROOM: 16' 11" x 9' 9" (5.16m x 2.97m) Karndean style flooring, radiator, UPVC double glazed window to rear, understairs storage cupboard, range of base and wall units with worksurfaces and tiling over, space for fridge/freezer, archway into further kitchen, double glazed window to rear, range of base and wall units, rolltop worksurfaces and tiling over, double AEG oven and and halogen hob with filter over, single drainer stainless steel sink unit, plumbing for dishwasher, understairs cupboard housing alarm control panel, glazed door to:

REAR LOBBY: With further double glazed door to rear garden and door to:

SHOWER ROOM: Fully tiled walls, double shower cubicle, heated towel rail, WC, pedestal wash hand basin, extractor fan, double glazed window to rear.

FIRST FLOOR LANDING: Access to loft space partially boarded, built in cupboard, alarm control panel, door to:

BEDROOM ONE: 12' 1" x 9' 9" (3.68m x 2.97m) Double glazed window to rear, radiator, coved ceiling.

BEDROOM TWO: 11' 6" x 9' 11" (3.51m x 3.02m) Double glazed window to front, radiator, cupboard housing hot water tank.

BEDROOM THREE: 8' 5" x 6' 6" (2.57m x 1.98m) Double glazed window to front, radiator, cupboard to one wall.

BATHROOM: High level double glazed window to rear, inset spotlights, extractor fan, panelled bath, vanity wash hand basin, WC, heated towel rail, fully tiled walls.

OUTSIDE: To the front of the property is a fully enclosed garden laid to patio and lawn, path to side of the building leads to the rear garden, patio and wooden decking with further parking spaces for numerous vehicles. The garage has been divided into two to provide a utility room, laminate wood floor, base and wall units with worksurfaces over, plumbing and space for washing machine and tumble dryer. To the front of the garage, access via electric roller door with power and light. Outside tap in rear garden.

SERVICES: Mains water, drainage, gas and electric (solar panels)

DIRECTIONS: Proceed into the village from a Westerly direction passing Public House, garage and doctor surgery, Tresdale Parc can be found on the right hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Penzance (01736) 660203.

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



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