



34 St. Georges Road, Hayle,  
Cornwall, TR27 4AL







**34 ST. GEORGES ROAD, HAYLE, CORNWALL, TR27 4AL**

**GUIDE PRICE £350,000 FREEHOLD**

Offered to the market with no onward chain, is this two bedroom detached bungalow. Viewing essential.

**\* TWO DOUBLE BEDROOMS \* KITCHEN \* LOUNGE \* WETROOM \* DOUBLE GLAZING \***

**\* GAS CENTRAL HEATING \* GARAGE \* AMPLE PARKING \* LARGER THAN AVERAGE**

**ENCLOSED \***

**\* REAR GARDEN \* NO ONWARD CHAIN \* VIEWING ESSENTIAL \* EPC = C \***

**\* COUNCIL TAX BAND = C \* APPROXIMATELY 63 SQUARE METRES \***

A two bedroom detached bungalow benefiting from a larger than average garden to the rear with parking and garage, in a popular location, within easy reach of both, Copper House and Foundry shops and amenities.

Double glazed door to:

**HALLWAY:** Radiator, access to loft storage, cupboard.

**KITCHEN:** 12' 10" x 9' 6" (3.91m x 2.90m) Double glazed window and door to the rear, range of base and wall mounted cupboards, stainless steel sink unit with mixer tap and drainer, plumbing for washing machine, electric oven and hob, extractor fan, space for the fridge/freezer, complementary tiling, radiator.

**LOUNGE:** 15' 2" x 11' 2" (4.62m x 3.40m) Double glazed window to the front and side, radiator, wall mounted electric flame effect fire.

**BEDROOM ONE:** 13' 0" x 9' 6" (3.96m x 2.90m) Double glazed window to the rear, radiator.

**BEDROOM TWO:** 12' 10" x 9' 6" (3.91m x 2.90m) Double glazed window to the front, radiator.

**WETROOM:** 8' 8" x 5' 11" (2.64m x 1.80m) Wall mounted shower, low level WC, wash hand basin, fully tiled walls, shaver socket, radiator, double glazed opaque window to the rear, tiled flooring, airing cupboard housing the wall mounted boiler.

**REAR PORCH:** Door to driveway and door to rear garden.

**OUTSIDE:** To the front of the property there is a driveway with parking for several vehicles, garden is laid to brick paving with low wall and fence surround. The rear garden is laid to lawn with useful storage, shed, green house and vegetable plot. The rear garden is of a larger than average size with wall surround.

**AGENTS NOTE:** There are solar panels fitted to the property. They are leased, providing free electricity to the property during daylight hours and there are approximately 12 years to run on the lease.

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



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