

63 Harveys Way, Hayle, Cornwall,

TR27 4PE









63 HARVEYS WAY, HAYLE, CORNWALL, TR27 4PE

GUIDE PRICE £230,000 FREEHOLD

A three bedroom family home with spacious accommodation throughout. An early viewing is essential.

*** THREE BEDROOMS * FITTED KITCHEN * LOUNGE * GROUND FLOOR CLOAKROOM ***

*** FIRST FLOOR BATHROOM * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** FRONT AND REAR GARDENS * EPC= D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 87 SQUARE METRES ***

A three bedroom semi detached family home, being offered to the market with no onward chain, located in a traffic free area, on the outskirts of the town within easy reach of the shops and amenities and three miles of golden sand. The property benefits from front and rear gardens and an early appointment to view is essential.

Double glazed front door to the:

HALLWAY: With radiator, stairs to the first floor, understairs storage cupboard, radiator.

CLOAKROOM: With double glazed opaque window to the front, wash hand basin, low level WC.

KITCHEN: 11' 7" x 10' 8" max (3.53m x 3.25m) Double glazed window to the front, range of base and wall mounted cupboards, single drainer sink with mixer tap, gas cooker with hood over, space for the fridge/freezer, space and plumbing for the washing machine, storage cupboard, complementary tiling.

LOUNGE: 18' 4" x 10' 5" (5.59m x 3.17m) Double glazed patio doors to the rear, picture window to the rear, radiator.

FIRST FLOOR LANDING: With access to the loft, over stairs storage, cupboard housing the wall mounted gas boiler, further storage cupboard.

BEDROOM ONE: 11' 1" x 10' 10" (3.38m x 3.30m) Double glazed window to the front, radiator.

BEDROOM TWO: 11' 0" x 10' 4" (3.35m x 3.15m) Double glazed window to the rear, radiator.

BEDROOM THREE: 10' 2" x 7' 5" (3.10m x 2.26m) Double glazed window to the rear.

BATHROOM: Opaque double glazed window, panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, radiator, complementary tiling.

OUTSIDE: The front garden is enclosed with fencing, mainly laid to lawn with a pathway to the front door. The rear garden is enclosed with wall and hedging surround, mainly laid to lawn, pedestrian access, block built shed and a pond.

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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