



# Marshall's

ESTATE AGENTS



## 7 THE MILLS PENPOL TERRACE HAYLE

A one bedroom ground floor apartment within easy reach of Foundry's shops and amenities including the railway station. The property has an en-suite bedroom, kitchen and lounge and would make an ideal investment property or first time purchase.



Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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

**7 THE MILLS, PENPOL TERRACE, HAYLE, TR27 4BQ**

**£99,950 - LEASEHOLD**

**\* BEDROOM WITH EN-SUITE SHOWER ROOM \* LOUNGE \* KITCHEN \***

**\* ELECTRIC HEATING \* DOUBLE GLAZING \* EPC = D \***

**\* VIRTUAL TOUR AVAILABLE ONLINE \* VIEWING ESSENTIAL \***

**ACCOMMODATION (ALL MEASUREMENTS ARE APPROXIMATE)**

**DOOR TO:**

**HALLWAY:** With door to:

**LOUNGE:** 9' 4" x 9' 4" (2.84m x 2.84m) With double glazed window to the front, radiator, glass tiles and arch to:

**KITCHEN:** 6' 6" x 5' 7" (1.98m x 1.7m) With stainless steel sink unit, mixer tap and drainer, three base cupboards, four wall mounted cupboards, electric oven and hob, extractor fan and complementary tiling.

**BEDROOM:** 11' 0" x 10' 0" (3.35m x 3.05m) With double glazed window to the rear, radiator and built-in storage housing the hot water cylinder.

**EN-SUITE SHOWER ROOM:** With shower cubicle, low level w.c., wash handbasin, complementary tiling, extractor fan and heated towel rail.

**LEASE:** The remainder of a 995 year lease.

**GROUND RENT:** £150 for management including insurance.

**MAINTENANCE CHARGE:** £33.00 per month.

**SERVICES:** Mains electricity, drainage and water (metered).

**COUNCIL TAX:** Band A.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed westerly to the Foundry end of town, immediately after the viaduct bridge turn left signposted to the railway station. Go up the hill for a short distance taking the next turning on the left and The Mills will be on your left hand side.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Carbis Bay Office on (01736) 795040.

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

**LOCAL AUTHORITY:** Cornwall County Council, St Clare, Penzance, Cornwall TEL (0300 1234100)

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.

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