

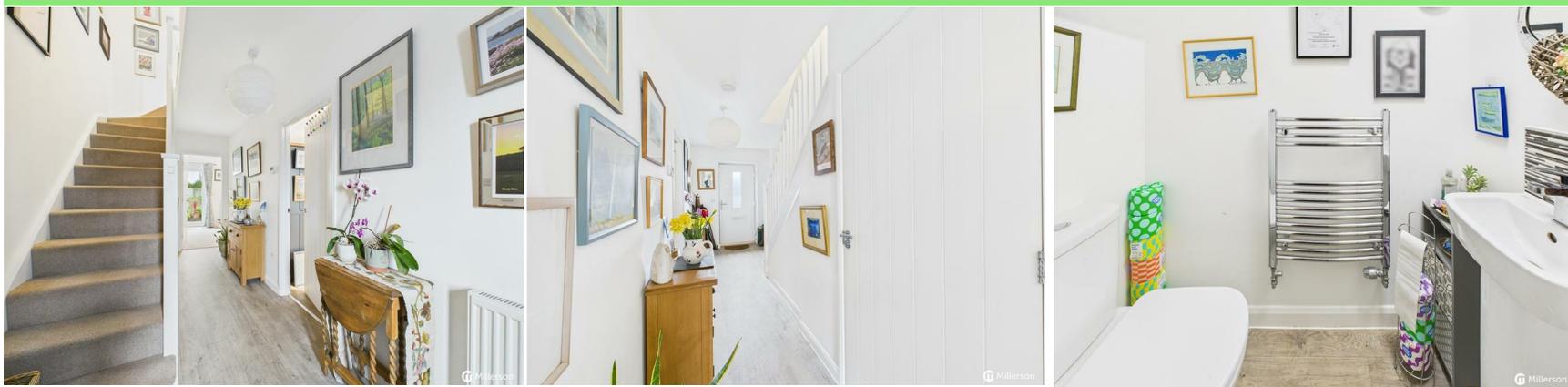
# Long Croft Crescent

Hayle

TR27 4FT

Asking Price £285,000

- MODERN THREE BEDROOM PROPERTY
- PRINCIPAL BEDROOM WITH ENSUITE
- TIERED REAR GARDEN
- OFFROAD PARKING
- KITCHEN / DINER
- OFFERED FOR SALE IN GOOD DECORATIVE ORDER
- POPULAR RESIDENTIAL DEVELOPMENT
- COMPETITIVELY PRICED FOR A QUICK SALE
- A MUST SEE PROPERTY!
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 832.00 sq ft



### PROPERTY DESCRIPTION

A very well presented, modern, three bedroom (principal bedroom with ensuite) semi detached family home situated within a popular residential development, well placed for all of Hayle's amenities, nearby schools and glorious beaches. The gas heated accommodation briefly comprises; entrance hallway, kitchen/diner with a well equipped kitchen, lounge with access to the rear garden. The first floor comprises, family bathroom and three bedrooms with the main bedroom offering an ensuite shower room. Outside the property, a driveway provides offroad parking and a landscaped rear garden which enjoys a sunny aspect.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

#### ENTRANCE HALLWAY

Vinyl wood effect flooring, , carpeted stairs leading to first floor level. Radiator, door into....

#### W/C

Low level w/c with push button flush, pedestal wash hand basin with monobloc tap, tiled splash back, heated towel rail, sloping ceiling and vinyl flooring.

#### KITCHEN/DINER

Attractively fitted with a range of high gloss base and wall mounted units with marble effect work surfacing over. Stainless steel one and half bowl sink and drainer with mixer tap, Double glazed window to the front, cupboard housing gas fired boiler, four ring gas hob, electric oven below, splash back and stainless steel extractor above. Integrated fridge and freezer, dishwasher and space for washing machine. Inset ceiling spot lights, vinyl flooring, Space for dining table and chairs.

#### LOUNGE

Fitted carpet, double glazed window to the rear, radiator, double glazed French doors to the rear, leading onto the rear patio. Built in, feature shelving unit providing ample storage and space for a television.

.  
From the entrance hallway, carpeted stairs lead to....

#### FIRST FLOOR LANDING

Fitted carpet, built in airing cupboard with radiator.

#### BEDROOM 1

Fitted carpet, built in wardrobe, radiator double glazed window to the rear, door into...

#### ENSUITE SHOWER ROOM

Shower cubicle with sliding glass doors, tiled surround, mains fed shower. Pedestal wash hand basin with monobloc tap, low level w/c with push button flush, heated towel rail and vinyl flooring.

#### BEDROOM 2

Fitted carpet, radiator, double glazed window to the front.

#### BEDROOM 3

Fitted carpet, double glazed window to the rear, radiator.

#### BATHROOM

Fitted with a white suite, comprising; panel enclosed bath with mans fed shower above, tiled surround and glass shower screen. Inset ceiling spot lights and extractor fan. Low level w/c with push button flush, pedestal wash hand basin, tiled splash back. Obscured double glazed window to the front. Heated towel rail and vinyl flooring,

#### OUTSIDE FRONT

A tarmacadam driveway provides offroad parking. A pathway with gated access leads onto the rear garden. A paved pathway leads to the front door.

#### REAR GARDEN

There is a good sized rear patio area, providing ample space for table and chairs.

There are steps with lead up to a garden area, laid mainly to lawn with raised flower beds, enclosed by walling and fencing. Two timber sheds provide useful storage.

#### DIRECTIONS

From our Hayle office, turn left and then right onto Lower Church Street, continue up this road and turn right at the junction, onto Bodriggy Street. Follow this road and go under the railway bridge and turn left. Continue along this road, passing Bodriggy Academy School and turn left at the next junction. Continue along High Lanes and turn left into Long Croft Crescent. Follow the road to the right and then bear left and left again, where the property will soon be seen on your left hand side.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No



Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access  
Coal mining area: No  
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

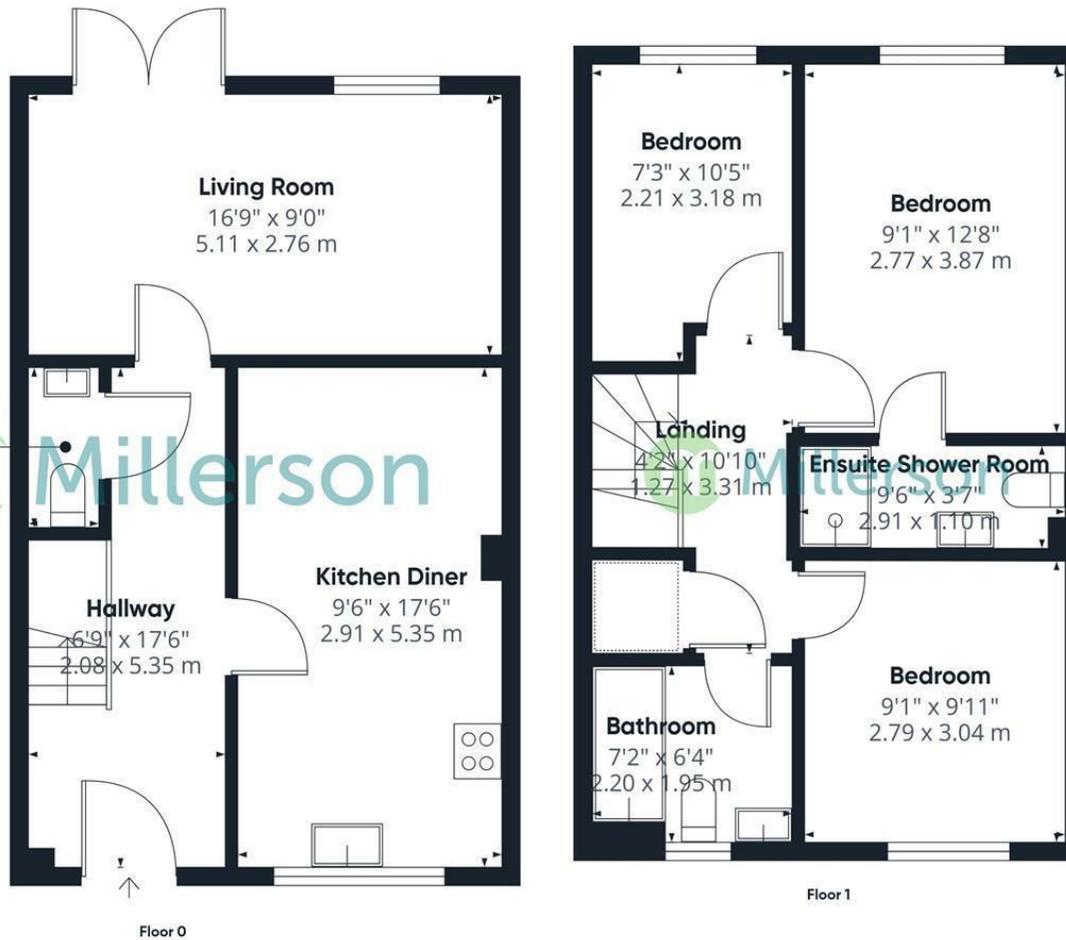
**Here To Help**

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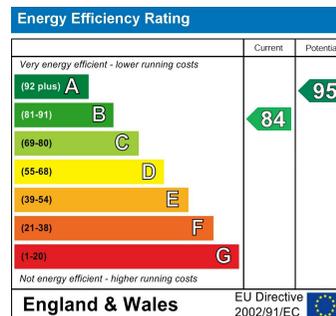


Approximate total area<sup>(1)</sup>  
832 ft<sup>2</sup>  
77.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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