# Pools Court

## Hayle

## TR27 4NS

## Asking Price £220,000

- SPACIOUS FAMILY HOME
- THREE BEDROOMS
- CONVERTED ATTIC SPACE
- POPULAR RESIDENTIAL LOCATION
- WELL PLACED FOR LOCAL AMENITIES
- COURTYARD GARDEN
- ALLOCATED PARKING
- GAS HEATING
- EPC: C78
- SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1012.00 sq ft

3

1

1

C78

## PROPERTY DESCRIPTION
A well presented and surprisingly spacious, three bedroom family home with the added benefit of a converted attic space and solar PV panels.
The gas heated accommodation briefly comprises; entrance porch, living room, kitchen/ breakfast room.
The first floor comprises; three bedrooms and a family bathroom. A staircase lead to the top floor landing and into a converted attic space, which offers distant views towards Phillack Church and the Towans.
Outside there is an enclosed rear courtyard style garden and an allocated parking space to the front of the property.

## LOCATION
Pools Court is a popular residential estate, centrally located with Hayle Town, making it an ideal location for families due its proximity to all of the local amenities, local primary and secondary school and nearby transport links.

## THE ACCOMMODATION COMPRISES
(All dimensions are approximate and measured by LIDAR).

Entrance door opening into...

## ENTRANCE PORCH
Double glazed window to the front, laminate flooring. Door into...

## LOUNGE
Laminate flooring, double glazed window to the front, carpeted stairs leading to first floor level. Door leading into...

## KITCHEN / BREAKFAST ROOM
Laminate flooring, fitted with a range of base and wall mounted units with roll top work surfacing, stainless steel sink and drainer, double glazed window to the rear, wall mounted gas boiler. Space for washing machine, tumble drier, freestanding cooker and fridge freezer. Radiator, obscured double glazed door to the rear.

From the lounge, a carpeted staircase leads to...

## FIRST FLOOR LANDING
Fitted carpet, various doors leading off. Door leading into...

## BEDROOM
A most spacious bedroom with fitted carpet, two windows to the rear, radiator and loft access.

## BEDROOM
An L shaped room with fitted carpet, two double glazed windows to the front aspect, radiator.

## BEDROOM / OFFICE
Fitted carpet, radiator, double glazed window to the rear, recess with hanging rail.

## BATHROOM
Fitted with a white suite comprising, panel enclosed bath with mixer tap, mains fed shower above, glass shower screen, tiled surround, double glazed obscured window to the rear.
Heated towel rail, vinyl flooring, low level w/c, wash hand basin with monobloc tap, tiled splash back and vanity unit below.

From the first floor landing, a carpeted staircase leads up to...

## SECOND FLOOR LANDING
Fitted carpet, access to eaves storage space. Door leading into...

## CONVERTED ATTIC SPACE
Fitted carpet, sloping ceiling, roof light to the rear with distant views towards Phillack Church and the Towans

## OUTSIDE
The the rear of the property there is an enclosed, low maintenance paved patio area which enjoys a sunny aspect, enclosed by walling and fencing with gated access to the side.

## FRONT
To the front of the property there is an allocated parking space. Steps lead up to the front door.

## SERVICES
Mains gas, electricity, water and drainage. The property is heated via a gas fired boiler, located in the kitchen, the property benefits from solar panels which are owned by the vendors.

## AGENTS NOTE
The property has solar PV panels which are owned by the current vendors. The ownership of these panels will transfer across on completion.

## DIRECTIONS
From our office in Hayle, turn left and proceed along Fore Street. Take the second turning on your right onto Chapel Lane and take the turning on your left into Pools Court.
Follow the road around to the right where the property will soon be seen, straight ahead of you.

## MATERIAL INFORMATION
Verified Material Information
Costs & tenure
Tenure: Freehold
Council tax band: B

EPC rating: Survey Instructed
The building
Mid-terrace house, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Solar panels installed
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE good
Parking: Allocated
Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
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.

**Approximate total area**(1)

1012 ft²

94 m²

**Reduced headroom**

53 ft²

5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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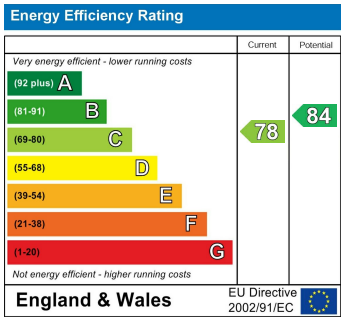


## Needing To Sell?

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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