

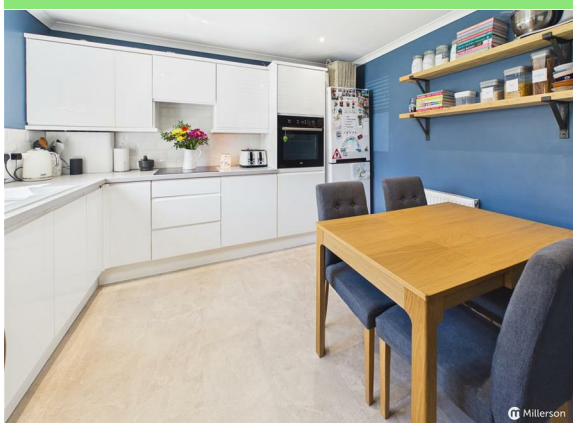
# Chy Cober

## Hayle

### TR27 4PA

Offers In The Region Of  
£315,000

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME, READY TO MOVE STRAIGHT INTO
- THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A MAIN BEDROOM WITH FITTED WARDROBES
- SPACIOUS AND LIGHT-FILLED LOUNGE WITH DIRECT ACCESS TO THE REAR GARDEN
  - STYLISH MODERN KITCHEN/DINER WITH ATTRACTIVE WHITE GLOSS UNITS, IDEAL FOR FAMILY LIFE
  - GROUND FLOOR CLOAKROOM PLUS A CONTEMPORARY FAMILY BATHROOM WITH RAINFALL SHOWER OVER BATH
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT FOR COMFORT AND EFFICIENCY
- FULLY ENCLOSED REAR GARDEN WITH LAWN, PATIO SEATING AREA AND MATURE PLANTING
- VERSATILE SUMMER HOUSE, PERFECT AS A HOME OFFICE OR STUDIO
- ATTACHED GARAGE WITH DRIVEWAY PARKING, ALL WITHIN EASY REACH OF HAYLE TOWN, BEACHES AND THE A30
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 971.00 sq ft



#### DESCRIPTION

An exceptionally well-presented detached family home, offering comfortable and stylish accommodation throughout, together with the added benefit of an attached garage and driveway parking for one vehicle.

The property provides three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes. On the ground floor, there is a generous lounge with both a window and door opening onto the enclosed rear garden, creating a light and welcoming living space. The modern kitchen/diner is a particular feature of the home, fitted with a range of attractive white gloss units and offering ample space for dining and entertaining. A useful cloakroom completes the ground floor accommodation, while upstairs there is a contemporary family bathroom fitted with a deep-fill bath and rainfall shower over.

Further benefits include gas central heating and double glazing throughout, with the property being presented in excellent order, allowing a new owner to move straight in and enjoy.

Externally, the rear garden is fully enclosed and thoughtfully arranged, featuring a lawned area, patio seating space and a variety of mature plants and shrubs, creating a pleasant and private outdoor environment. A summer house provides a versatile addition, ideal for use as a home office, studio or relaxation space. There is also pedestrian access into the garage.

Overall, this is an ideal home for a young family or those seeking a well-connected setting, with the convenience of being within easy walking distance of Hayle's amenities, as well as excellent access to the A30 for commuting further afield.

#### LOCATION

Hayle is a popular coastal town offering a great balance of everyday convenience and seaside living. There is a good range of local amenities including shops, supermarkets, cafés and leisure facilities, along with well-regarded schooling for all ages. One of the town's biggest draws is its stunning coastline, with miles of golden sandy beaches stretching along St Ives Bay towards Godrevy. Backed by the distinctive Towans sand dunes, the area is ideal for walking, surfing and enjoying the outdoors.

The property is located just off Guildford Road, within the established residential area of Chy Cober. This is a convenient and well-placed part of Hayle, popular with families and those looking to be within easy reach of local amenities, schools and transport links, while still being close to the town centre, harbour and beautiful coastline.

#### ACCOMMODATION COMPRISES:

(All dimensions are approximate and measured by LIDAR)

Double glazed front door to....

#### ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Electric fuse box. Laminate flooring. Doors to kitchen/diner and lounge. Wooden door into....

#### CLOAKROOM

Obscure double glazed window to front. Contemporary wall-mounted vanity drawer unit with a wide, rectangular integrated basin with mixer tap and feature stone wall above. Low level WC. Radiator. Laminate flooring.

#### KITCHEN/DINER

Double glazed windows to front. Fitted with a sleek, contemporary range of white high

gloss, wall, base and drawer units with work surfaces over and tiled splashbacks. Inset one and half bowl sink unit and drainer with mixer tap over. Electric hob with extractor hood above. Built in electric oven. Space for washing machine and freestanding fridge/freezer. Space for dining table and chairs. Radiator. Gas boiler in wall mounted kitchen cupboard. Inset ceiling spotlights. Wood effect vinyl flooring.

#### LOUNGE

Double glazed window and door to rear enclosed garden. Understairs storage cupboard. Radiator. Inset ceiling spotlights with dimmer switch controls.

#### FIRST FLOOR

#### LANDING

Airing cupboard with shelved storage. Loft access. Doors to bedrooms and bathroom.

#### BEDROOM 1

Double glazed window to rear. Fitted wardrobes with sliding mirror doors. Radiator.

#### BEDROOM 2

Double glazed window to front. Radiator.

#### BEDROOM 3

Double glazed window to rear. Radiator.

#### BATHROOM

Obscure double glazed window to front. Rectangular deep soaking bath with central mixer tap. Mains fed rainfall shower with handheld shower head and glazed screen. Rectangular basin set in vanity drawer unit with mixer tap over. Low level WC. Heated towel rail. Glass display shelves. Extractor fan. Vinyl flooring.

#### OUTSIDE

#### FRONT

Open plan lawned garden area with pathway to front door. Side access to pedestrian gate into rear garden. Tarmacadamed driveway with parking for one vehicle.

#### GARAGE

Pitched roof. with eaves storage. Up and over door. Power and light connected. Pedestrian door into rear garden.

#### REAR

A very pretty enclosed garden providing a private, well balanced outdoor setting. Laid mainly to lawn with a variety of raised wooden planters filled with mature shrubs and colourful flowering plants. Patio seating areas. Rear pedestrian gate. Outside tap. WOODEN SUMMER HOUSE/OFFICE ROOM - Half glazed door and windows to front and both sides. Light and power connected. Additional patio area suitable for bin storage. Pedestrian door into garage.

#### SERVICES

Mains Electricity, Gas, Water and Drainage. Gas boiler is located in the kitchen.

#### DIRECTIONS

From our office, turn left along Fore Street. Continue along the main road passing the Texaco petrol station on your right and the recreation ground on left. You will come to a double mini roundabout and take the third exit onto Guildford Road. Follow the road and Chy Cober is the fourth cul de sac turning on your left. No. 2 will is located on your left hand side, indicated by a Millerson For Sale board.

#### MATERIAL INFORMATION



#### Verified Material Information

Costs & tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

The building

Detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway and On Street

Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data

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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.

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Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

971 ft<sup>2</sup>  
90.3 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.

GIRAFFE360

## 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

Millerson Estate Agents

50 Fore Street

Hayle

Cornwall

TR27 4DY

E: hayle@millerson.com

T: 01736 754115

www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	