Canonstown
Hayle
TR27 6NB

Asking Price £235,000

- A TWO BEDROOM CHARACTER COTTAGE
- WELL EQUIPPED MODERN KITCHEN
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- UTILITY ROOM
- GARAGE AND DRIVEWAY
- RURAL VIEWS
- FIRST FLOOR SHOWER ROOM
- INTERNAL VIEWING A MUST!
- EPC - D68
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 1037.00 sq ft

2

1

1

D68

PROPERTY DESCRIPTION
Torvean is a very well presented and deceptively spacious, two bedroom character cottage with front and rear gardens, parking and a garage.
The gas heated and double glazed accommodation briefly comprises; living room with feature inglenook fireplace and wood burner.
Kitchen/breakfast room, and separate utility room.
The first floor comprises two double bedrooms and a shower room.
Outside to the rear there is a gravel courtyard, a detached garage and hardstanding providing parking for one car.

LOCATION
Canonstown is a small hamlet in west Cornwall, England, located on the A30 between Hayle and Penzance, just southwest of St Erth railway station. It is an ideal base for exploring the far west of Cornwall while remaining close to major transport links.

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

Entrance door opening into...

LIVING ROOM
Laminate flooring, feature inglenook fireplace with wood burning stove, recess to either side, fitted shelving. Double glazed window to the front, beamed ceiling, wooden staircase leading to first floor. Sliding door providing access into...

KITCHEN / BREAKFAST ROOM
Attractively fitted with a range of base and wall mounted shaker style kitchen units with wood effect work surfacing over. Four ring gas hob, extractor above, integrated double oven, ceramic sink with drainer and mixer tap, double glazed window to the rear.
Space for freestanding fridge freezer, dish washer and washing machine.
Built in breakfast bar with storage beneath, laminate flooring.
Door into...

UTILITY / BOOT ROOM
Tiled flooring, radiator, double glazed window to the rear, door leading onto the rear courtyard.

From the living room a wooden staircase provides access to...

FIRST FLOOR LANDING
Fitted carpet, radiator, built in airing cupboard housing a gas fired combination boiler, further built in cupboard providing useful storage, door leading into...

BEDROOM
Fitted carpet, radiator, recess with feature wooden clad wall, double glazed window to the front,

BEDROOM 2
Fitted carpet, radiator, double glazed window to the rear enjoying a rural outook.

SHOWER ROOM
Fitted with a white suite, comprising low level w/c with push button flush, pedestal wash hand basin with monobloc tap, shower cubicle with mains fed shower, tiled surround.
Heated towel rail, tiled floor, obscured double glazed window to the rear.

OUTSIDE
The property is accessed via a gated pathway which leads to the front door. To the side of the pathway is a small garden area, enclosed by walling.

REAR
To the rear of the property there is a courtyard which is laid to gravel and enjoying a sunny aspect.

GARAGE
Fitted with an up and over door, power and light connected.

PARKING
Situated to the front of the garage is a concrete hardstanding proving offroad parking for one car.
There is a right of way providing pedestrian and vehicular access to the rear.

SERVICES
Mains gas, electricity, water and drainage.
The property is heated via a gas boiler located on the first floor landing, plus a wood burner in the living room.

DIRECTIONS
From our Hayle office proceed out of Hayle and along the main A30 towards Penzance.
At the large roundabout take the first exit onto the A30 and into Rose An Grouse, passing the garage and petrol station. Continue along the main road where the property will soon be seen on your right hand side.

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: D

The building
Mid-terrace house, standard construction
Services
Mains electricity

Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway and Garage
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL79577):
- The owner does not own the mines and minerals beneath the property.
- If any building is constructed against the end wall of the house, the owner must repair any damage caused during the work.
- The owner is responsible for paying half the cost of maintaining the shared access path.
- The owner has made legal promises (known as indemnity covenants) to comply with obligations mentioned in earlier documents.
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.

Canonstown, Hayle, TR27 6NB

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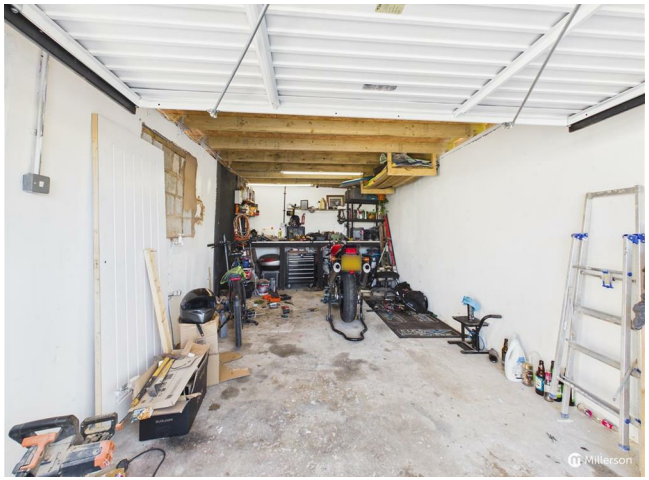
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Approximate total area(1)
1037 ft²
96.3 m²

Reduced headroom
12 ft²
1.1 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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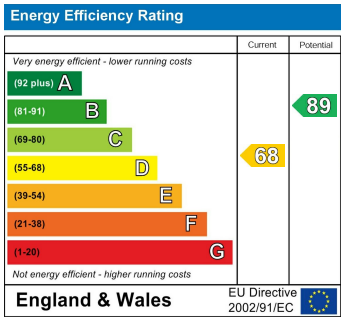

Needing To Sell?

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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