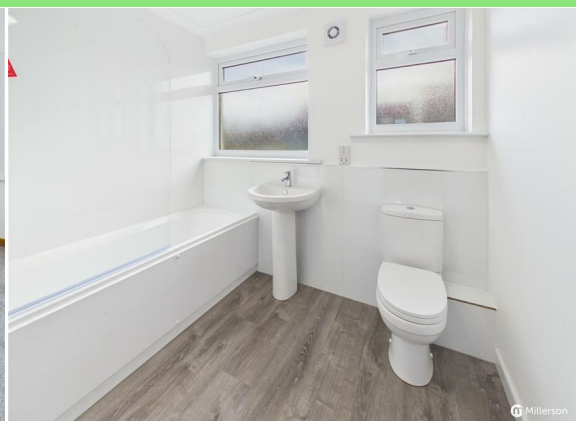
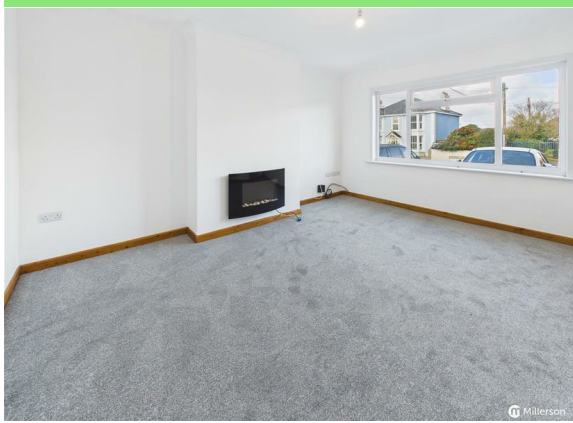




St Georges Road  
Hayle  
Cornwall  
TR27 4AL

Asking Price £250,000

- LIGHT & AIRY MID-TERRACED HOUSE
- 3 BEDROOMS
- WELL PRESENTED KITCHEN/DINING ROOM & NEWLY FITTED BATHROOM
- RECENTLY DECORATED AND NEW CARPETS FITTED THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF ROAD PARKING FOR 2 VEHICLES
- ENCLOSED REAR COURTYARD
- IDEAL FAMILY HOME/INVESTMENT BUY
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 772.00 sq ft



### PROPERTY DESCRIPTION

A beautifully presented mid-terraced home that has recently been refurbished, featuring a brand new bathroom. The property has been freshly decorated throughout and fitted with new carpets, offering purchasers a true blank canvas ready to move straight into.

Additional benefits include gas central heating, double glazing, an enclosed rear courtyard garden and off-road parking for two vehicles to the front.

The property is ideally suited to families, being conveniently located close to both primary and secondary schools, while also presenting an excellent buy-to-let investment opportunity.

Offered for sale with no onward chain, early viewing is highly recommended.

### LOCATION

Hayle is a thriving coastal town offering a wide range of local amenities including shops, supermarkets, cafés, restaurants and leisure facilities. Renowned for its beautiful beaches, estuary walks and nearby nature reserves, the area is ideal for outdoor enthusiasts. Hayle benefits from excellent transport links with easy access to the A30, a mainline railway station and nearby bus routes, making it well connected to the rest of Cornwall. The town is well served by both primary and secondary schools and is conveniently located for nearby destinations such as St Ives, Penzance and Truro, making it a popular choice for families, commuters and investors alike.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Step up to double glazed front door opening into....

### ENTRANCE HALLWAY

Stairs leading to first floor with wooden balustrade. Radiator. Understairs storage cupboard. Newly fitted carpeted. Wooden skirtings. Wooden doors to lounge and kitchen/dining room.

### LOUNGE

Double glazed windows to front. Fitted electric fire. Radiator. Wooden skirtings. Coved ceiling. Newly fitted carpet.

### KITCHEN/DINING ROOM

Two double glazed windows overlooking rear courtyard. Double glazed door leading out onto rear courtyard. Shaker style cream wall, base and drawers units with work surfaces over. One and a half bowl stainless steel sink unit with brushed steel swivel spout and pull out spray mixer tap. Tiled surrounds. Built in electric over and hob with stainless steel

extractor. Space for fridge/freezer. Space for dishwasher/washing machine. Two radiators. Coved ceiling. Wooden skirtings. Vinyl flooring.

### FIRST FLOOR

#### LANDING

Wooden doors to bedrooms and bathroom. Wooden skirtings. Coved ceiling. Newly fitted carpet.

#### BEDROOM 1

Double glazed window overlooking rear. Radiator. Coved ceiling. Wooden skirting. Newly fitted carpet.

#### BEDROOM 2

Double glazed window to front with distant views across to Trencom. Radiator. Coved ceiling. Wooden skirting. Newly fitted carpet.

#### BEDROOM 3

Double glazed window to front with distant views across to Trencom Hill. Coved ceiling. Wooden skirting. Newly fitted carpet.

### BATHROOM

Two double glazed obscure windows to rear. Newly installed bathroom suite comprising panelled bath with mains fed shower over, mixer taps, glazed side screen and white gloss waterproof shower panels and surrounds. Pedestal wash hand basin. Low level WC. Chrome ladder style towel rail. Cupboard housing Worcester gas boiler and CO2 alarm. Loft access. Vinyl flooring.

### OUTSIDE

#### FRONT

Concreted off road parking for 2 vehicles.

#### REAR

Enclosed paved courtyard. Outside tap. Space for washing line. Rear pedestrian gate.

### SERVICES

Mains Water, Electricity, Gas and Drainage. The gas boiler is situated in the cupboard in the bathroom.

### DIRECTIONS

From our Hayle office, turn right and continue through Hayle until reaching Foundry Square. At the mini roundabout, turn left and then take the immediate left onto Penpol Road. Go past the primary school on your right hand side and continue onto St Georges Road, following the road to the top. On your left hand side you will see Hayle Academy and the property can be found on the right, indicated by a Millerson For Sale board.

### MATERIAL INFORMATION



#### Verified Material Information:

Council Tax band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: C  
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception  
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 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Driveway and Private  
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: None  
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

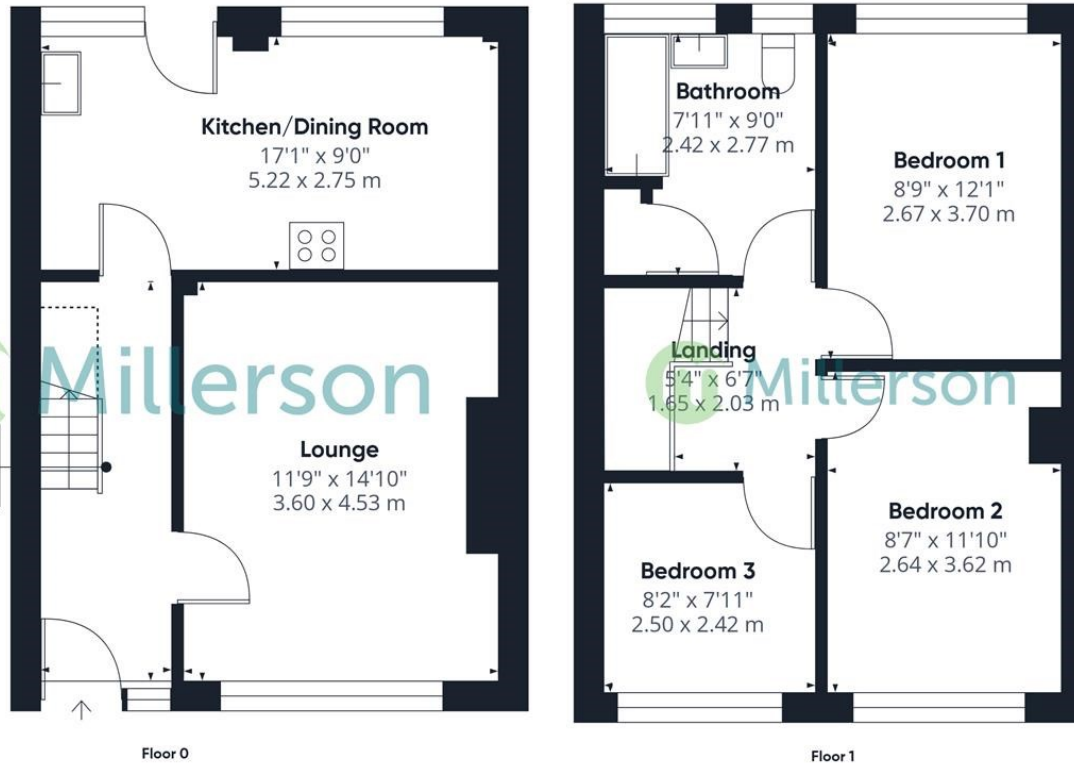
**Here To Help**

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

Scan QR Code For Material Information



Scan me!



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

772 ft<sup>2</sup>  
71.8 m<sup>2</sup>

Reduced headroom

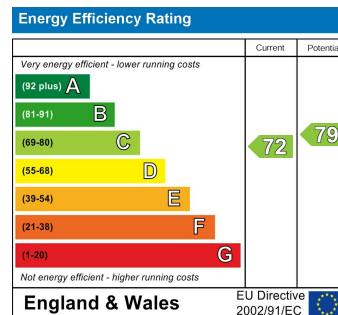
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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.

GIRAFFE360



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