



Grist Lane

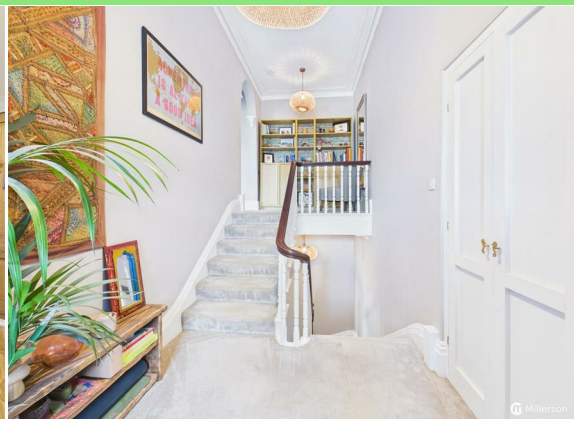
Angarrack

Hayle

TR27 5HZ

Offers In The Region Of
£325,000

- A SPACIOUS TWO BEDROOM HOME
- CENTRALLY LOCATED WITHIN ANGARRACK
- VERY WELL PRESENTED ACCOMMODATION
- ORIGINAL CHARACTER FEATURES
 - HIGH CEILINGS
 - SEPARATE UTILITY AND W/C
 - ENCLOSED GARDEN
- OFF ROAD PARKING FOR TWO CARS
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1077.00 sq ft



PROPERTY DESCRIPTION

A most spacious, two bedroom character property, which retains many original features, offering views across the village and towards the railway viaduct.

The property has been updated by the current vendor to a high standard throughout and features a good sized living room, a modern and well equipped kitchen, a well appointed family bathroom and two bedrooms. The rear garden has been attractively landscaped and enjoys a sunny outlook. Located to the side of the property is a separate utility room with toilet facilities.

The property really must be viewed internally to fully appreciate the accommodation on offer.

LOCATION

Angarrack is a highly regarded and popular Village which is famed for its Christmas lights, and local Public Inn (The Angarrack Inn). The most prominent landmark within the village is the Angarrack Viaduct: an 11-arch granite structure carrying the Cornish main railway line across the valley. The Village is well placed for access to the A30 and nearby towns such as Hayle and Camborne which both offer Primary and Secondary Schools, large brand supermarkets and several independent shops.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

KITCHEN

Attractively fitted with a range of high gloss, base and wall mounted kitchen units with wood effect work surfacing over. Four ring electric induction hob, tiled splash back, extractor above and electric oven below. Sink and drainer with swan neck tap, tiled splash back. Ceiling mounted spotlight rail, double glazed window to the side, wall mounted electric heater.

Inset ceiling spot lights, recess for an American style fridge freezer, door to useful understairs storage cupboard.

Door into...

ENTRANCE HALLWAY

Fitted carpet, deep skirting boards, electric heater, carpeted stairs leading to first floor level. Door into...

LOUNGE / DINER

A most spacious living area, with high ceiling, deep skirting boards, fitted dado rail, electric wall heater, wood flooring, feature wood burning stove on a slate hearth, double glazed window to the rear aspect.

Double glazed, double doors leading into...

SUN ROOM

Double glazed windows to four sides, sloping polycarbonate roof, double glazed door leading onto rear garden.

From the entrance hallway, a carpeted staircase leads to...

FIRST FLOOR LANDING

Fitted carpet, built in storage cupboard, double glazed window to the front, carpeted stairs leading to second floor. Door into...

BATHROOM

Fitted with a modern suite, comprising, bath with wall mounted mixer tap, electric shower above, tiled surround, shower screen.

Two obscured double glazed windows to the front. Low level w/c with concealed cistern. Cupboard housing hot water cylinder.

Electric, heated towel rail, wash hand basin, tiled splash back, wall mounted mixer tap. Cupboard housing electric hot water tank.

Tiled flooring with electric underfloor heating

From the landing, stairs lead to...

SECOND FLOOR LANDING

Fitted carpet, recess with space for freestanding storage cupboards, archway leading through to...

BEDROOM 1

Fitted carpet, vertical radiator, large double glazed window to the front aspect enjoying views across the village and towards the railway viaduct,

BEDROOM 2

Fitted carpet, electric heater, double glazed window to the front aspect.

UTILITY ROOM & W/C

Situated to the side of the property and accessed via a pathway is this useful utility room with separate w/c.

Tiled flooring, sloping ceiling with Velux roof light, space and plumbing for a washing machine and tumble drier. Stainless steel sink and drainer with mixer tap.

W/C, tiled flooring, wall mounted extractor to the side.

OUTSIDE

The rear garden is laid mainly to lawn and wooden decking with mature and well stocked borders offering a fine array of Cornish palms.

The garden area enjoys a sunny aspect, and is enclosed by wooden fencing. A pathway to the side of the garden offers space for a timber shed and leads to the utility room.

PARKING

To the front of the property there are two allocated parking spaces.

SERVICES

Mains electricity, water, and drainage.

The property is heated via electric heaters, a wood burner and electric under floor heating in the bathroom.

An electric hot water cylinder provides the hot water.

DIRECTIONS

From our office in Hayle, turn left along Fore Street, heading out of Hayle towards the A30. At the Loggans Moor roundabout take the third exit and at the mini roundabout take the first exit onto Marsh Lane, travel along this road into the village of Angarrack. The property will soon be seen on your right hand side, just before the crossroads.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure



Tenure: Freehold
Council tax band: B
EPC rating: F
The building
End-terrace house, standard construction
2 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing, underfloor heating, and wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Private
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL183631):
- The property is subject to restrictive covenants (legal rules that limit what can be done with the land) contained in a Transfer dated 17 May 2002.
- There are legal provisions regarding 'light and air', which usually mean the owner cannot build anything that would unfairly block a neighbour's natural light or airflow.
- There are rules regarding the maintenance and responsibility for boundary structures, such as fences or walls.
- The current owner has entered into an 'indemnity covenant', which is a standard promise to follow existing rules and protect the previous owner from any costs if those rules are broken.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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⁾
1077 ft²
99.9 m²

(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

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www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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