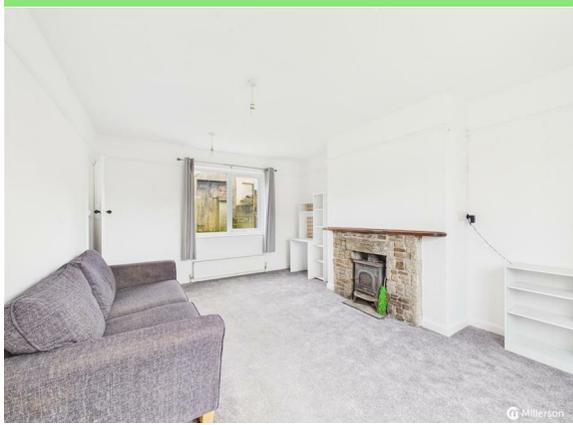




**Lanuthnoe Estate**  
**St. Erth**  
**Hayle**  
**TR27 6HU**  
**Asking Price £210,000**

- NO ONWARD CHAIN
- SECTION 157 LOCAL RESTRICTION (AGENTS NOTE)
  - TERRACED HOUSE
  - 100+ ft LONG REAR GARDEN
- SHORT WALK TO VILLAGE CENTRE
  - NEAR HAYLE BEACHES
- CONVENIENT FOR LOCAL SHOPS
- EASY ACCESS TO MAIN RAILWAY AND A30
  - IDEAL FAMILY HOME
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 731.00 sq ft



3



1



1



C71

### PROPERTY DESCRIPTION

This is a great three bedroom terraced house that requires a little bit of updating and could be a great starter home or a buy to let investment. With gas central heating and accommodation briefly comprising, hallway, lounge, kitchen, bathroom, main bedroom ensuite, two further bedrooms. Outside there is a large level garden with various outbuildings and sheds. The property does have a local needs occupancy restriction, please see agents note.

### LOCATION

St Erth is a popular village, offering a mix of country-village character and relatively good transport links: the parish sits close to the A30 trunk road, and the nearby St Erth railway station, which is on the main route to Paddington Station and has links to the St Ives branch line.

The setting is semi-rural but accessible, and the village has amenities such as a shop/post office, pub, a highly regarded primary school and walking/cycling routes by the river and estuary.

### ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

### HALLWAY

With Upvc half glazed front door leading into the hallway, with panelled radiator, wall mounted gas boiler, staircase leading to first floor.

### LOUNGE

With Upvc double glazed windows to front and rear aspects, wood burning stove inset granite surround, wooden mantle shelf, slate hearth, two panelled radiators and understairs cupboard.

### BATHROOM

Obscure double glazed window to front, panelled bath with electric shower above, shower screen, wash basin, low level WC, tiled walls and tiled flooring.

### KITCHEN

With Upvc double glazed door to rear garden, Upvc double glazed window to rear aspect, stainless steel one and half bowl sink unit with mixer taps and drainer, range of base units and work tops, space and plumbing for washing machine, space for gas cooker, space for fridge under stairs, range of wall units, complementary wall tiling.

### LANDING

Double glazed window to rear aspect, panelled radiator, access to the loft.

### BEDROOM ONE

Double glazed windows to front and rear aspect, panelled radiator, door to:

### ENSUITE SHOWER ROOM

With low level WC with integrated wash basin, obscure double glazed window to rear aspect, shower cubicle with tiled walls and shower unit.

### BEDROOM TWO

Double glazed windows to rear aspect over looking rear garden, panelled radiator.

### BEDROOM THREE

Double glazed window to front aspect.

### OUTSIDE

To the front, there is a long lawn front garden, there may be potential to create a parking space subject to the necessary permissions.

To the rear is rear is a substantial garden over 100ft in depth with a range of outbuildings and sheds, large lawn area. ( There is a right of way for the neighbours to access their rear gardens) The garden is a little overgrown and requires a bit of clearing and tidying.

### SERVICES

Mains Water, Electricity, Gas and Drainage.

### AGENTS NOTE

The property has a 157 Local connections clause, and in order to comply, the buyers will have to have lived in Cornwall for at least three years. Wood burning stove does not have a HETAS Certificate.

Mains services, Water, Electricity, Gas and Mains Drainage. The property has a Mundic test: A1 and A2 classification. Properties of concrete material grouped into Class A1and Class A2 are considered to be mortgageable subject to normal conditions. Mundic Block report is available for inspection. Right of ways: to the rear of the house neighbors have a right of way to access their gardens.

### PARKING

There is on street parking outside the property.

### DIRECTIONS

Leaving Hayle passed ASDA, and heading towards Penzance and St Ives, on leaving the town, turn next left towards St Erth, continue along this road and on entering the village of St Erth, turn left up Chapel Hill, passed the pub and into Fore Street, the road bears right and then left up St Erth Hill and the property will be found on the left hand side.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

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: Open fire  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: Yes: rear access to gardens for neighbours  
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.





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
731 ft<sup>2</sup>  
67.7 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

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TR27 4DY  
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www.millerson.com

Scan QR Code For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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