



Commercial Road

Hayle

TR27 4DG

Asking Price £260,000

- SPACIOUS 3 BED HOUSE
- BEAUTIFULLY PRESENTED
- LARGE LOW MAINTENANCE GARDENS
- EXCELLENT TOWN LOCATION CLOSE TO RESTUARANTS AND BEACHES
- POTENTIAL TO EXTEND SUBJECT TO PP
- VIEWING HIGHLY RECOMMENDED
 - NO ONWARD CHAIN
- WALKING DISTANCE OF NORTH QUAY AND LOCAL BEACHES
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 904.00 sq ft



HALLWAY

A spacious and welcoming hallway with electric heater, recessed ceiling spotlights, stair case rising to the first floor with built in cupboard, access to lounge and kitchen.

LOUNGE

12'11" x 12'2" (3.94 x 3.71)

Double glazed window to front with window seat, attractive electric fire with surround and hearth, electric heater, two wall lights.

KITCHEN

11'8" x 8'9" (3.56 x 2.67)

A stylish kitchen comprising a stainless steel sink unit with adjoining work surfaces incorporating a 4 ring ceramic hob with filter extractor hood over, range of matching base and eye level units with integral fridge freezer and space for washing machine. double glazed window to the rear, access to rear porch and bathroom.

REAR PORCH

Internal door to the bathroom and obscure door to the side leading to the garden.

BATHROOM

8'8" x 7'8" (2.64 x 2.34)

A modern white suite featuring a panelled bath with shower over, dual flush w.c, pedestal wash hand basin, heated towel rail, built in cupboard housing the high pressure hot water cylinder, recessed ceiling spotlights, extractor fan.

FIRST FLOOR

LANDING

A spacious landing with stain glass window to the rear and access to the three bedrooms.

BEDROOM 1

12'9" x 12'1" (3.89 x 3.68)

Double glazed window to front with window seat, electric heater.

BEDROOM 2

11'10" x 8'9" (3.61 x 2.67)

Double glazed window to rear enjoying views over the garden with fitted window seat, electric heater.

BEDROOM 3

9'2" x 7'2" (2.79 x 2.18)

Double glazed window to front, electric heater.

OUTSIDE

The large rear garden has been beautifully landscaped with ease of

maintenance in mind and comprises of a seating area with steps up to a large, well enclosed garden with timber shed, pond, wood chipped areas and a large raised deck perfect to enjoy the sunny, private gardens.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: On Street Parking

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: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: Yes

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

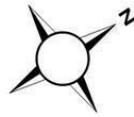
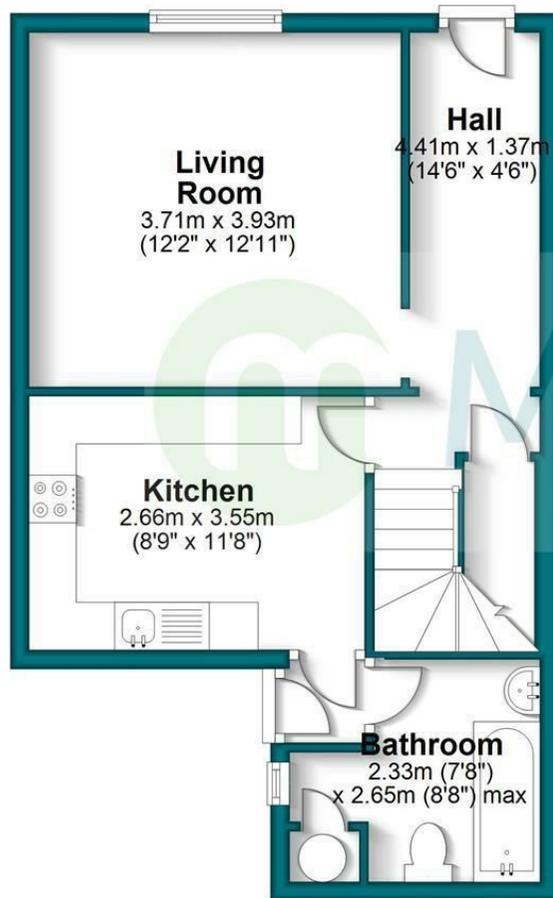
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



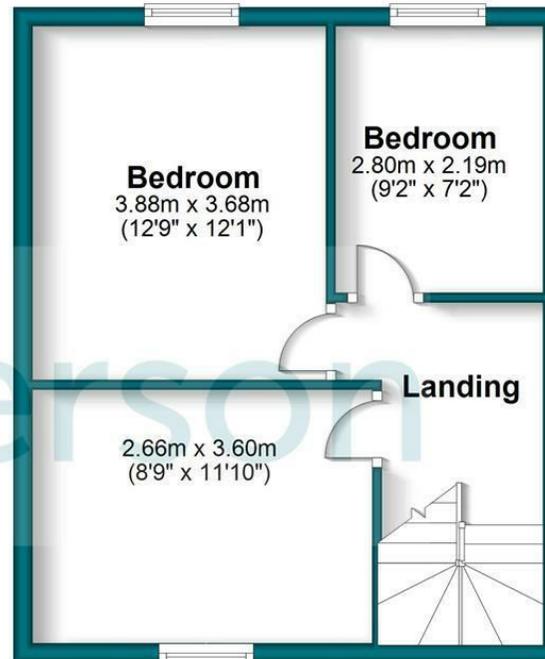
Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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