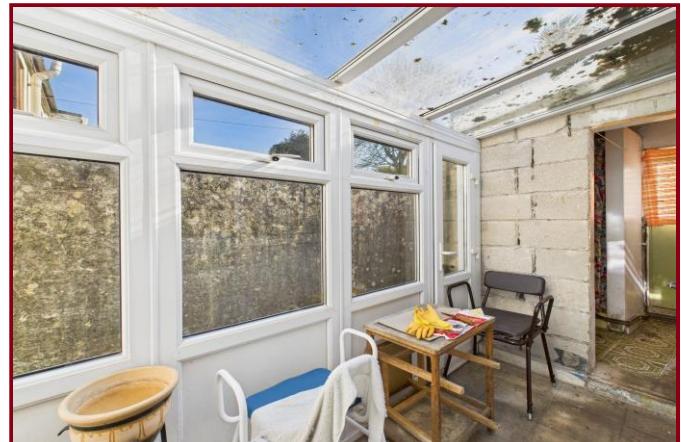




MAP estate agents
Putting your home on the map

**Commercial Road,
Hayle**

**Guide Price £150,000
Freehold**





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Hayle**

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Property Introduction

The cottage is ripe for renovation and offers well proportioned accommodation over two floors.

At ground floor level there is a generous living room, kitchen, sun room and bathroom with two bedrooms situated upstairs.

A door from the rear lobby opens on to the garden which though good in size is currently overgrown and requires landscaping.

Offered for sale with NO FORWARD CHAIN.

Location

The cottage is situated a short level walk to the amenities of Copperhouse in Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 trunk road which is approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMODATION COMPRISES

Glazed panel front door:-

ENTRANCE PORCH

Windows to both sides. Door to:-

ENTRANCE HALL

Original tiled floor. Understairs storage cupboard. Stairs rising to first floor. Door to:

LIVING ROOM 21' 11" x 11' 9" (6.68m x 3.58m)

Windows to front and rear. Night storage heater.

KITCHEN 9' 11" x 7' 10" (3.02m x 2.39m)

Range of base and wall cupboards. Stainless steel single drainer sink unit. Space for cooker. Door to:

SUN ROOM

Of uPVC double glazed construction. Door to:-

BATHROOM AREA

Shower enclosure. Wall mounted wash hand basin, pedestal wash hand basin. Low level w.c. and panelled bath. Door to rear garden.

From inner hall, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft space. Doors open to:-

BEDROOM ONE 11' 9" x 10' 4" (3.58m x 3.15m)

Window to front. Pedestal wash hand basin.

BEDROOM TWO 11' 4" x 10' 11" (3.45m x 3.32m)

Window to rear. Wall mounted wash hand basin.

OUTSIDE

To the front of the cottage there is a token walled front garden. To the rear of the property there is a small courtyard area with steps leading to the rear garden which is generous but currently overgrown and requires landscaping.

SERVICES

Mains water, electricity and drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

On reaching the Copperhouse area of Hayle, the property will be seen a few doors away to the east from The Cornish Arms public house. If using What3words landlady.punt.winded

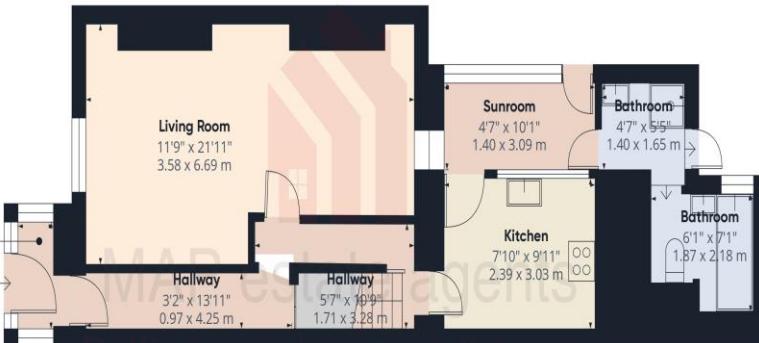


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)			
A			
(81-91)			
B			
(69-80)			
C			
(58-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England & Wales		41	86
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Cottage with character
- Renovation project
- Two bedrooms
- Generous rear garden
- Close to Hayle amenities
- Level walk to shops
- Ground floor bathroom
- No chain sale



Approximate total area⁽¹⁾

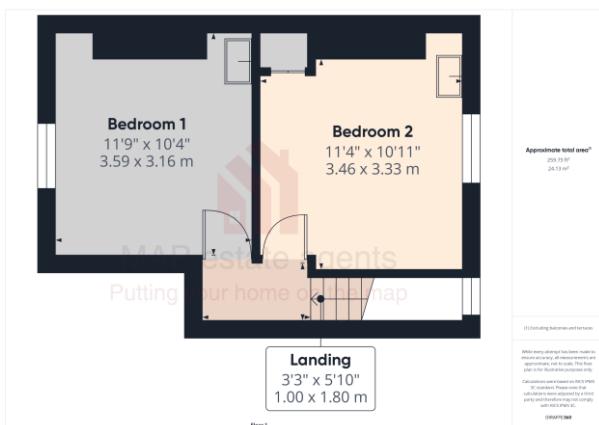
519.35 ft²
48.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

209.79 ft²
24.13 m²

(1) Excluding balconies and terraces

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01736 322200 (St Ives & Hayle)
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