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**Bay View Terrace,  
Hayle**

**Guide Price £295,000  
Freehold**







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## Property Introduction

A spacious family home situated within walking distance of the amenities of Hayle.

Offering a spacious living room, a generous kitchen/diner, a garden room and shower room on the ground floor with four bedrooms and a useful cloakroom located upstairs.

There are enclosed gardens to both the front and the rear of the property.

The property is double glazed and is warmed via gas central heating and is offered for sale with no forward chain.

## Location

The property is situated close to the heart of 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.

### ACCOMMODATION COMPRISES

Glazed panel front door opening to:-

### ENTRANCE HALL

Stairs to first floor. Radiator. Doors off to:-

### LIVING ROOM 13' 0" x 12' 5" (3.96m x 3.78m) maximum measurements

A lovely light and airy space with double glazed patio doors to the front. Television point. Radiator.

### KITCHEN/DINER 19' 5" x 10' 2" (5.91m x 3.10m) maximum measurements

Double glazed window to the rear. Fitted with a matching range of light wood effect wall and base cupboards having adjoining roll top

edge working surfaces over and incorporating an inset stainless steel single oven with hob inset to working surface and extractor fan over. Stainless steel single drainer sink unit with mixer tap. Complementary wall tiling and space for fridge/freezer. Archway through to:-

### UTILITY & GARDEN ROOM 19' 0" x 8' 6" (5.79m x 2.59m) maximum measurements

Two double glazed windows and double glazed French doors to rear. Range of matching wall and base cupboards to one wall with roll top edge working surface over and space for washing machine and tumble drier under. Wall mounted combination boiler. Door to:-

### SHOWER ROOM

Double glazed window to the rear. Double shower enclosure with glazed screen housing mains fed shower, wash hand basin inset to vanity unit and concealed cistern WC. Heated towel rail. From entrance hall, stairs rising to:-

### FIRST FLOOR LANDING

Access to loft storage space. Doors off to:-

### FIRST FLOOR CLOAKROOM

Close coupled WC and corner wash hand basin.

### BEDROOM ONE 10' 7" x 6' 9" (3.22m x 2.06m)

Double glazed window to the front. Fitted with a range of built-in wardrobes with mirrored doors. Radiator.

### BEDROOM TWO 13' 5" x 9' 5" (4.09m x 2.87m)

Double glazed window to the front. Radiator.

### BEDROOM THREE 10' 2" x 9' 6" (3.10m x 2.89m)

Double glazed window to the rear. Radiator.

### BEDROOM FOUR 9' 0" x 6' 7" (2.74m x 2.01m) maximum measurements into recess

Double glazed window to the rear. Radiator.

### OUTSIDE FRONT

To the front of the property, there is an enclosed garden with a paved seating area and an area which is laid to lawn with flower and shrub borders.

### OUTSIDE REAR

To the rear, there is a further enclosed courtyard style garden incorporating a garden shed and with gated access to the rear pedestrian lane.

### SERVICES

Mains water, mains electricity, mains drainage and mains gas.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

### DIRECTIONS

From Foundry Square, proceed eastwards passing Hayle Terrace on the right-hand side. Turn right on to Baptist Hill and then right again onto Bay View Terrace. The property will be identified after a short distance on the right-hand side. If using What3words: rotate.ratty.innovate

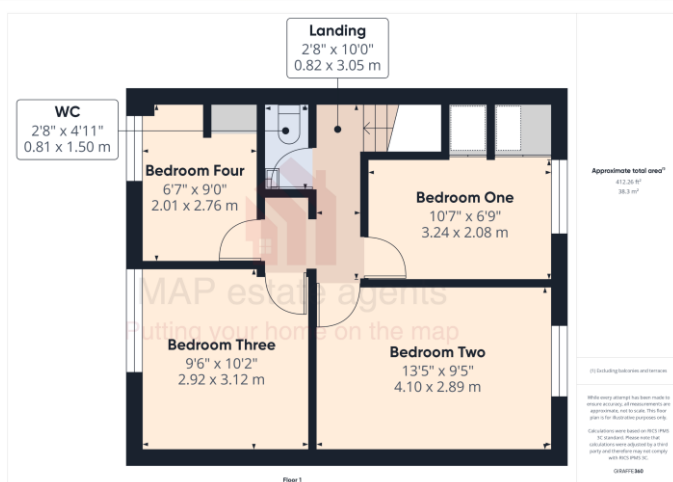
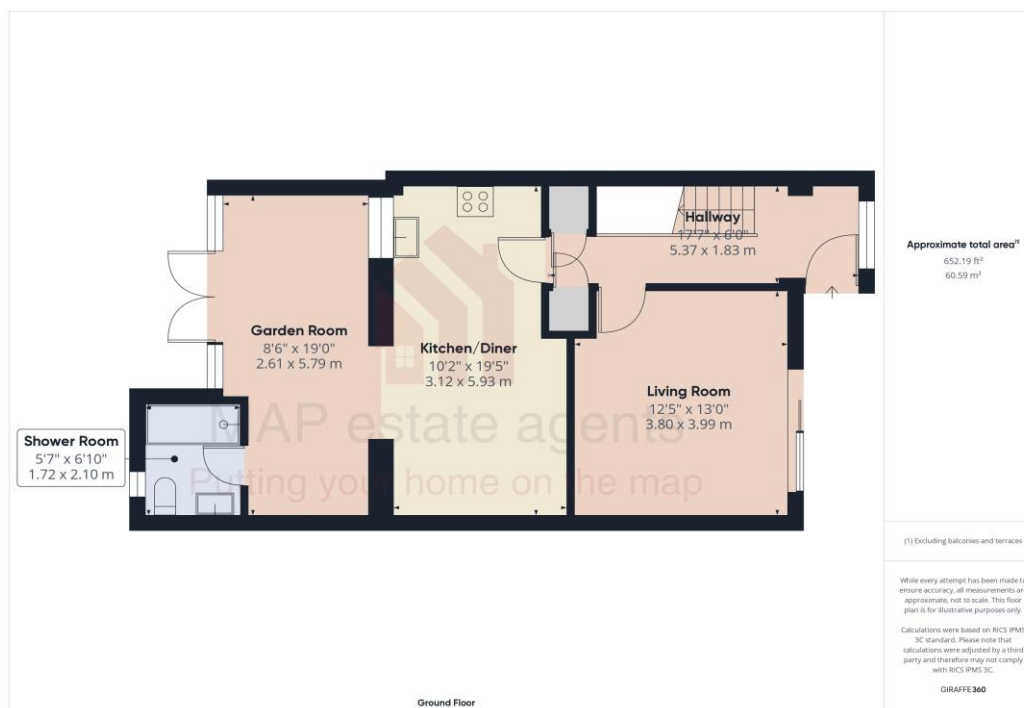


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Four bedrooms
- Gardens to front and rear
- Generous kitchen/diner and spacious living room
- Chain-free sale
- Double glazed
- Gas central heating
- Ground floor shower room
- First floor cloakroom



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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