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**Angarrack,  
Hayle**

**£245,000  
Freehold**







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## **Property Introduction**

Situated in the heart of Angarrack village, this charming one bedroomed reverse level home is a 'must see' for those seeking something a little 'out of the ordinary'.

The moment you open the front door your eyes are instantly drawn to the half landing which boasts doors out to the most attractive, enclosed rear garden.

The accommodation is arranged over two floors with a double bedroom, shower room and separated WC being found at ground floor level and the semi-open plan living space and kitchen located upstairs.

To the front of the house there is a pretty courtyard garden and parking for two cars.

All in all, a little gem of a home just waiting to welcome you inside....

## **Location**

Angarrack is a picturesque village benefiting from its own Public House and is famous for its Christmas lights presentation. The town of Hayle is situated approximately one mile away where there is a wider selection of retail outlets including West Cornwall retail park where there is a range of stores including Next, Marks and Spencer and Boots the Chemist.

The town also offers schooling for all ages, good transport links and boasts three miles of golden sands and easy access onto the A30, the main arterial route through the county.

### **ACCOMMODATION COMPRISES**

Double glazed panel front door to:-

#### **ENTRANCE HALL**

Laminate flooring. Electric panel heater. Doors to:-

#### **BEDROOM 11' 10" x 10' 4" (3.60m x 3.15m) maximum measurements**

Double glazed window to front with window shutters. Wall mounted cupboard housing consumer unit. Electric panel heater. Display shelf.



## CLOAKROOM

Close coupled WC. Understairs storage area. Independent water heater.

## SHOWER ROOM

Independent shower cubicle with glazed screen and pedestal wash handbasin. Heated towel rail.

From entrance hall stairs to:-

## FIRST FLOOR LANDING

Double glazed door to rear garden. Further stairs to:-

## OPEN PLAN LIVING/KITCHEN 19' 6" x 13' 1" (5.94m x 3.98m)

### maximum measurements

### LIVING SPACE

This light and airy room has two double glazed windows to the front with window seats and exposed painted floorboards. Two electric panel heaters. Shelved recess. Television point.

### KITCHEN AREA

Range of base cupboards with 'butlers ceramic sink' inset. Space and plumbing for washing machine. Wall shelving. Space for cooker. Space for fridge/freezer. Window to landing. Head height glass window to the lounge area.

## OUTSIDE

The property is approached via a pretty paved courtyard garden enclosed by picket fencing. The half landing gives access to the enclosed rear garden which is mainly laid to lawn and enclosed by mature hedging. At the end of the garden there is a pleasant seating area to relax. There is also a garden shed.

## SERVICES

Mains water, mains electricity and mains drainage.


## AGENT'S NOTES

The vendor has advised that there is a covenant in the title deeds that states the property cannot be holiday let. The Council Tax band for the property is band 'A'.

## DIRECTIONS

From Hayle rugby club in Hayle, proceed along Marsh Lane towards Angarrack. The property will be seen just before the crossroads in the village on the right hand side. If using What3words birds.races.shoelaces

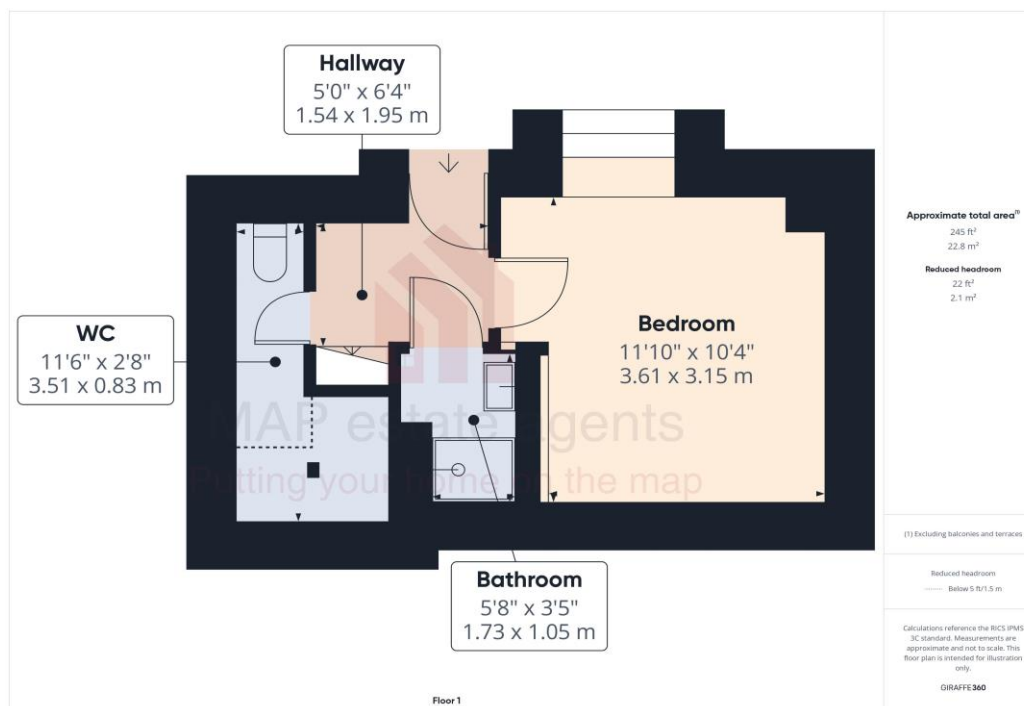


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Charming home in village location
- Double bedroom
- Shower room
- Open plan living arrangement
- Generous rear garden
- Reverse level accommodation
- Superbly presented
- Off-road parking for two cars
- Double glazed
- Electric panel heaters



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