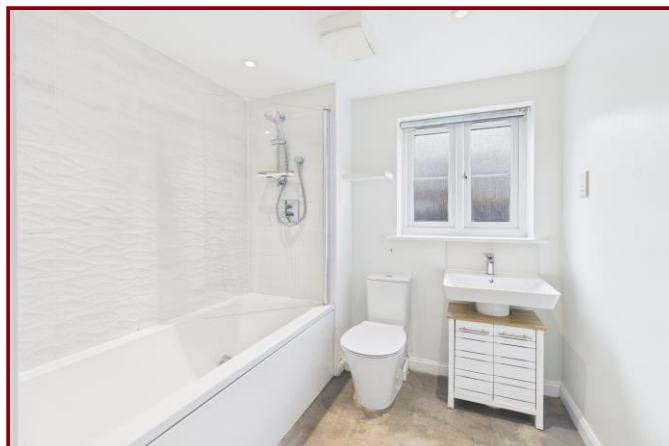




MAP estate agents
Putting your home on the map

Feeding Field Close, Hayle

£187,500
Leasehold





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Property Introduction

This immaculately presented ground floor apartment is being offered to the market with no onward chain.

The dual aspect open plan living room/kitchen is most spacious and a great place to entertain guests.

Further to this there are two bedrooms and a stylish bathroom. The property is fully double glazed and warmed via gas central heating to radiators.

To the rear of the apartment there is an allocated parking space and communal bike store.

All in all, a most spacious apartment in a convenient location close to the amenities of Copperhouse.

Location

The property is situated on the eastern edge of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. Copperhouse has a range of shops, restaurants, cafes and a convenience store, there is easy access to the A30 trunk road which lies 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

Panelled front door to:-

ENTRANCE HALL

Radiator. Built-in storage cupboard. Doors to:-

BEDROOM ONE 11' 6" x 9' 10" (3.50m x 2.99m)

Double glazed window to rear. Radiator. Television point.

BATHROOM

Fitted with a modern white suite comprising panelled bath with mains fed shower and glazed screen over, wash handbasin inset

to vanity unit with cupboard below and close coupled WC. Obscure double glazed window to front. Radiator.

BEDROOM TWO 11' 5" x 6' 8" (3.48m x 2.03m)

Double glazed window to rear. Radiator. Television point.

OPEN PLAN LIVING ROOM/KITCHEN 22' 0" x 11' 8" (6.70m x 3.55m) plus recess LIVING AREA

A spacious light and airy space with dual aspect windows to rear and side. To radiators and open to the :-

KITCHEN

Fitted with a matching range of white wall and base cupboards with 'butchers block' style worksurfaces over. Built-in stainless steel oven with four burner gas hob inset to worksurface and extractor over. One and a half bowl single drainer sink unit with mixer tap over. Space and plumbing for automatic washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Double glazed window to front.

OUTSIDE

To the rear of the apartments there is an allocated parking space and a shed store for bicycles.

LEASEHOLD INFORMATION

The property is being sold with the remainder of a 999 year lease which ends on 1st January 3015. The current service charge is £479.25 payable six monthly which includes buildings insurance and ground rent.

SERVICES

The property benefits from mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'A'.

DIRECTIONS

From Bodriggy surgery continue east along Queensway and then turn right on to Humphry Davy Lane. Turn left in to Baileys Meadow and then take the second left turning into Longcroft Road. The property will be seen after a short distance on the right hand side. If using What3words:- defensive.spite.pass



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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
Current	Potential	
84	84	



MAP's top reasons to view this home

- Ground floor apartment
- Allocated parking space
- Double glazing and gas central heating
- Two bedrooms
- Open plan living arrangements
- Excellent decorative order
- No chain sale
- Central location to Hayle Copperhouse



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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