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**Clifton Terrace,
Hayle**

**Offers over £425,000
Freehold**





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Property Introduction

Dating back to the 1840's this attractive semi-detached house is situated in a highly sought after location perched above Hayle Estuary and boasts simply beautiful views over Copperhouse Pool towards Hayle.

The property has private parking for two cars, low maintenance gardens to the front and back and a large garage to the rear, we feel the property will certainly tick a lot of boxes on your wish list.

Internally, a generous conservatory leads through to the spacious lounge/dining room and then on through to the fitted kitchen. On the first floor there are two double bedrooms both gaining fabulous views over Copperhouse Pool and a family shower room.

Properties of this ilk rarely come to the marketplace, so we strongly advise viewing at your earliest opportunity.

Location

Situated in a sought-after residential area in a no through road above the estuary and the King George V Memorial Walk. The town of Hayle has a wide variety of independent retail outlets along with a choice of three supermarkets and Primary and Secondary schooling.

The train station is approximately five hundred yards away from here and you can reach Penzance and in the other direction London Paddington. Hayle is famous for its three miles of golden sands with impressive sand dunes which provide endless walks with amazing views.

Approximately four miles away lies the popular town of St Ives which is a popular holiday resort famous for its sandy beaches, pretty harbour and the Tate Gallery.

ACCOMMODATION COMPRISES

Double glazed French doors opening to:-

CONSERVATORY 16' 9" x 7' 6" (5.10m x 2.28m)

uPVC double glazed with dwarf walls. Radiator, shelved recess and tiled flooring. Door to:-

LIVING/DINING ROOM 22' 4" x 16' 9" (6.80m x 5.10m) maximum measurements

Feature slate fire surround, with an unused living flame gas fire, in a Victorian cast iron grate concealed by tiles, wooden mantel over with recess to either side. Radiator. Squared archway to:-

DINING AREA

Double glazed window to rear. Shelved recess. Radiator. Stairs rising to first floor. Multi-paned door to:-

KITCHEN 15' 1" x 8' 6" (4.59m x 2.59m)

Fitted with a matching range of oak effect wall and base cupboards with roll edge worksurfaces over incorporating a stainless steel double drainer sink unit with mixer tap over. Built-in eye level double oven, four burner gas hob inset to worksurface and extractor over. Space and plumbing for washing machine, space for fridge and space for freezer. Vinyl flooring. Double glazed windows to side and rear and double glazed panel door to rear. From dining area, balustraded stairs rising to:-

HALF LANDING

Double glazed window to rear. Further stairs to:-

FIRST FLOOR LANDING

Access hatch to loft storage space. Radiator. Doors to:-

BEDROOM ONE 16' 4" x 9' 11" (4.97m x 3.02m) plus recess, irregular shape

A fantastic room boasting glorious views across Copperhouse Pool to Hayle. Double glazed windows to front and side. Fitted with an extensive range of wardrobes, drawers and shelving. Two radiators.

BEDROOM TWO 11' 7" x 9' 0" (3.53m x 2.74m) maximum measurements

Double glazed window to front gaining views over Copperhouse Pool. Radiator.

SHOWER ROOM

Independent double shower enclosure with glazed screen housing mains fed shower unit, pedestal wash handbasin and WC. Radiator. Obscure double glazed window to rear.

OUTSIDE

To the front there is a private parking for two cars and a broad paved patio overlooking Copperhouse Pool. The enclosed front garden is mainly paved for ease of maintenance with well planted borders. A path to the side of the house leads in turn to gated access to the rear garden. The rear garden has a paved area incorporating the greenhouse. To the rear of the kitchen there is a useful gardeners loo. Steps lead to a further paved garden which has raised planters and is enclosed by walling. At the end of the garden one will find the garage.

GREENHOUSE 8' 9" x 6' 10" (2.66m x 2.08m)

GARAGE 20' 9" x 19' 1" (6.32m x 5.81m)

Up and over door. Light and power and water connected.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

From Philips Bakery proceed easterly and then turn left towards North Quay. Follow the road around to the left and then take the sharp right turn on to Clifton Terrace. The property will be seen halfway along on the left hand side. If using What3words:- boards.director.supporter

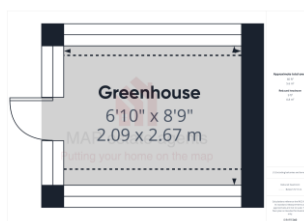
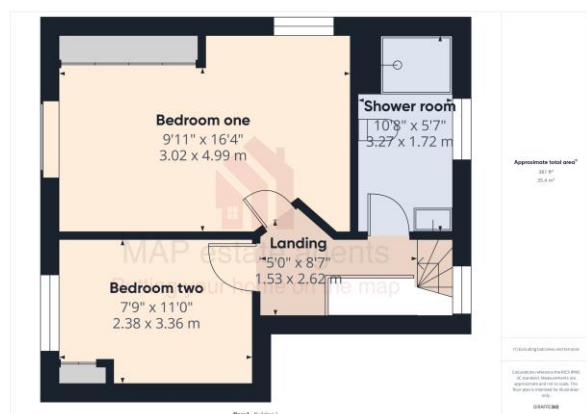


Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Current		Potential
69		81



MAP's top reasons to view this home

- Fabulous views over Copperhouse Pool
- 1840's semi-detached home
- Two double bedrooms
- Generous living room
- Conservatory
- Fitted kitchen
- Two parking spaces to front
- Low maintenance gardens to front and rear
- Large garage to rear
- Offered for sale with no onward chain



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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