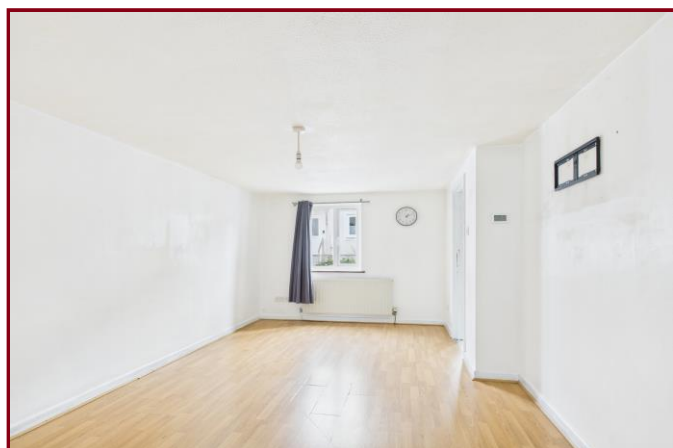




**MAP estate agents**  
Putting your home on the map

**Pools Court, Hayle**

**£170,000**  
**Freehold**







## Pools Court, Hayle

**£170,000**  
**Freehold**

### Property Introduction

Situated in a convenient location, close to Copperhouse amenities, including pubs, shops and restaurants, this three bedroomed house is offered to the market with no onward chain.

Internally at ground floor level there is a living room and kitchen/diner with the three bedrooms and the family bathroom found upstairs.

The house is double glazed and warmed via gas central heating to radiators.

To the rear there is an enclosed garden which has been laid to artificial grass for ease of maintenance.

### Location

The property is situated behind the centre 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 and 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

Double glazed panel door to:-

#### ENTRANCE HALL

Stairs rising to first floor. Radiator. Wall mounted consumer unit. Doorway to:-

#### LIVING ROOM 16' 3" x 10' 3" (4.95m x 3.12m) maximum measurements

Double glazed window to front. Radiator. Understairs storage cupboard. Door to:-

### **KITCHEN/DINER 13' 7" x 9' 5" (4.14m x 2.87m) maximum measurements**

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Space and point for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas combination boiler. Complementary wall tiling. Double glazed panelled door to rear garden.

From entrance hall, stairs rising to:-

### **FIRST FLOOR LANDING**

Access hatch to loft storage space. Smoke alarm. Shelved airing cupboard with radiator. Doors to:-

### **BEDROOM ONE 13' 7" x 8' 8" (4.14m x 2.64m)**

Two double glazed windows to rear. Radiator.

### **BEDROOM TWO 11' 2" x 7' 3" (3.40m x 2.21m)**

Double glazed window to front. Radiator.

### **BEDROOM THREE 6' 5" x 5' 11" (1.95m x 1.80m)**

Double glazed window to front. Radiator.

### **BATHROOM**

Fitted with a suite comprising panelled bath with mains fed shower unit over, pedestal wash handbasin and low level WC. Tiled splashbacks.

### **SERVICES**

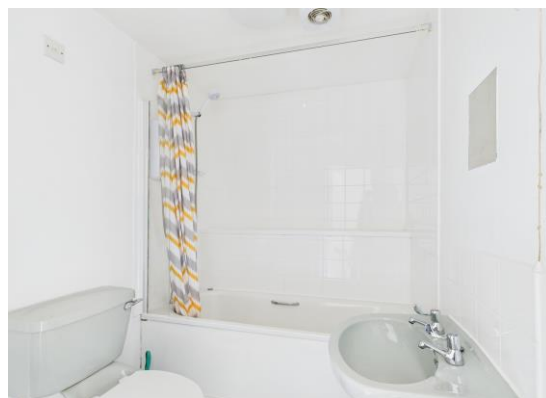
The property benefits from mains electricity, mains water, mains drainage and mains gas.

### **AGENT'S NOTES**

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

### **DIRECTIONS**

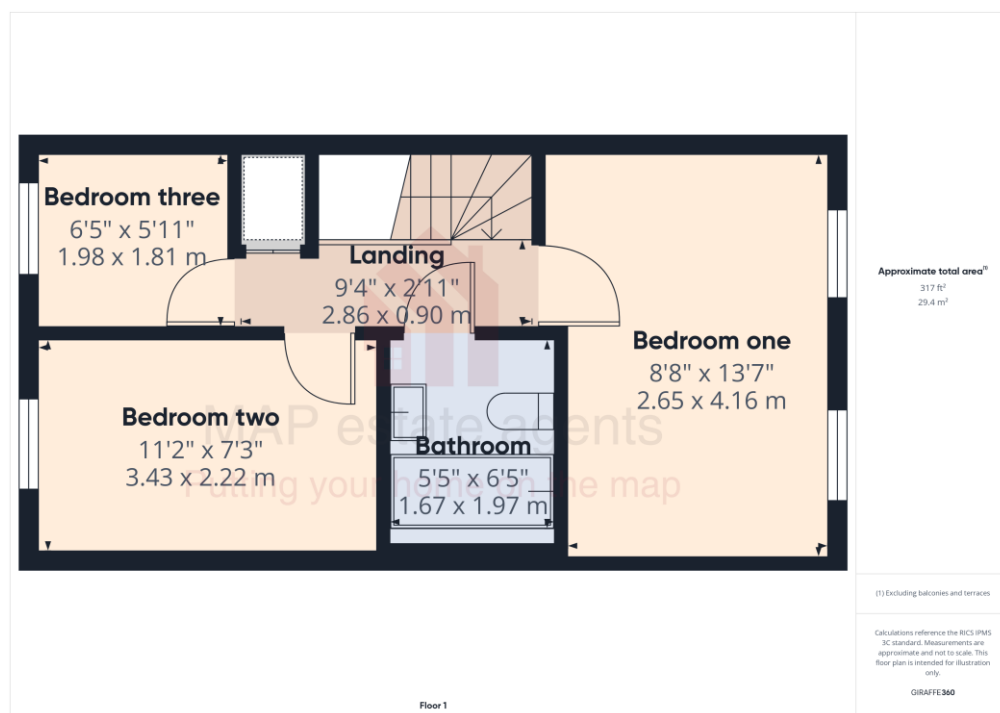
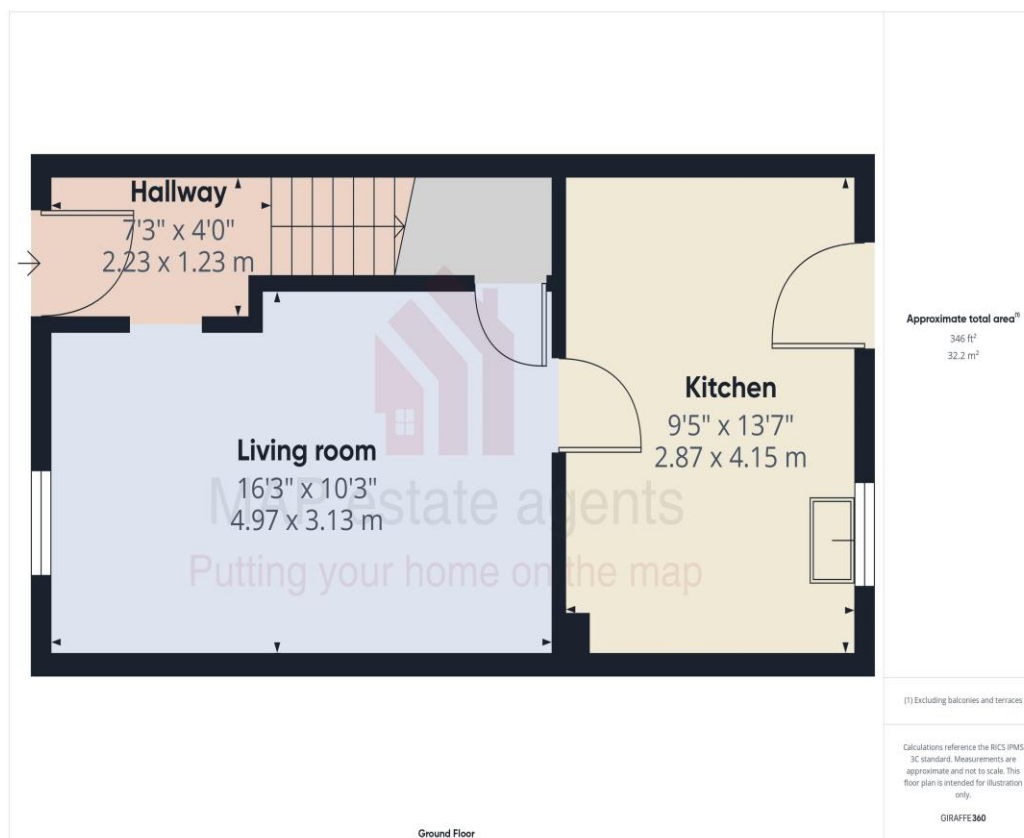
From Lidl's supermarket in Hayle, proceed westerly along Penmare Terrace and continue straight onto Fore Street. Take the turning left on to Chapel Lane and then immediately left on to Pools Court. The property will be seen after a short distance on the left hand side. If using What3words:- songs.behave.crossword





## MAP's top reasons to view this home

- Three bedrooms
- Generous lounge
- Spacious kitchen/diner
- First floor bathroom
- Enclosed rear garden
- Double glazing and gas central heating
- No chain sale
- Close to amenities of Copperhouse



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