



Canonstown, Hayle TR27

Guide Price £225,000



ANDREW
EXELBY
ESTATE AGENTS

Canonstown, Hayle TR27

Offered to the market with NO ONWARD CHAIN is this two bedroom Grade II listed semi-detached cottage that can be found in a tucked away location within the hamlet of Canonstown. The property, despite requiring modernisation, benefits from a pretty fore garden and a parking space for one vehicle.





DESCRIPTION

Offered to the market with NO ONWARD CHAIN is this two bedroom Grade II listed semi-detached cottage that can be found in a tucked away location within the hamlet of Canonstown. The property, despite requiring modernisation, benefits from a pretty fore garden and a parking space for one vehicle.

The cottage is warmed via a gas central heating system with accommodation in brief comprising living room with kitchen, utility room and a bathroom to the ground floor with the two bedrooms to the first floor.



LOCATION

The property is nestled to the outskirts of Hayle town and is but a short journey by car to all your day-to-day amenities along with nearby schooling. 'Far enough away but close enough to' - this centrally located property is perfectly poised for the nearby towns of St. Ives and Penzance along with having easy access to the A30 whilst also being on a bus route. There is also a nearby branch line railway station at St Erth with commuter links to Camborne, Hayle and Penzance.

Wooden multi-paned door to...

LIVING ROOM

6.35m average x 3.98m max (20'10" average x 13'0" max)

Wooden double glazed sash window to front. Stairs rise to first floor. Tiled flooring. Two radiators. KITCHEN AREA - Work surface area with inset stainless steel sink and drainer. Inset electric hob with oven below and extractor over. Cupboards and drawers beneath. Spaces for washing machine, fridge and freezer. Part tiled surrounds. Cupboards over. Door to...



UTILITY ROOM

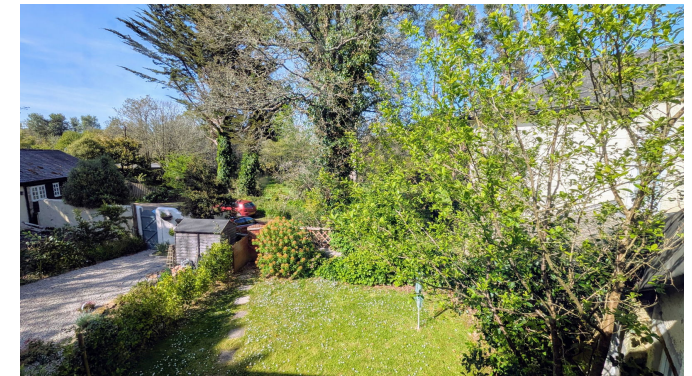
2.3m x 1.84m (7'6" x 6'0")

Wooden double glazed window to side. Wall mounted gas boiler. Tiled flooring. Loft access. Door to...

BATHROOM

2.12m x 1.75m (6'11" x 5'8")

Wooden window to side. Panelled bath. Vanity mounted wash hand basin. Close coupled WC. Tiled flooring. Radiator.



A faded, light-colored floor plan of a house is visible in the background. It shows a layout with a large living area, a kitchen, a dining area, a bathroom, and a bedroom. The plan is oriented vertically on the page.

FLOOR PLAN COMING SOON



ANDREW
EXELBY
ESTATE AGENTS