

7 CAROLINE ROW

Hayle, TR27 4EQ

Price: £279,950



**CROSS
ESTATES**

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A deceptively spacious three-bedroom mid terraced town cottage located in an enviable and convenient location in the centre of Hayle close to all amenities. Internally the property is full of character and offers a large lounge, dining room, shower room with WC and kitchen on the ground floor with three-bedrooms (one with en-suite WC). Externally there is an enclosed fore garden and a very pleasant enclosed rear garden. Being sold with no further chain, viewing is recommended. For material information please use QR code in photos





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UPVC double glazed front door into

ENTRANCE PORCH 4' 3" x 4' 1" (1.3m x 1.25m)

Tiled flooring, window to 2-sides, door into

LIVING ROOM 13' 9" x 14' 11" (4.18m x 4.54m)

Open tread wood staircase to first floor, beamed ceilings, radiator, stone fireplace with electric fire onset, TV points, power points, UPVC double glazed window to the front, fitted wall lights, entrance through to

DINING ROOM 16' 1" x 8' 0" (4.90m x 2.43m)

Continuation of beamed ceiling, UPVC double glazed window to the rear, radiator, power points, laminate wood flooring, walk through to

INNER HALLWAY

UPVC double glazed door to the rear garden, door to

SHOWER ROOM 5' 4" x 16' 1" (1.63m x 4.9m)

UPVC double glazed window to the rear, large walk in shower cubicle with mains fed shower inset and shower seat, close coupled WC, pedestal wash hand basin, radiator, fully tiled walls

KITCHEN 13' 4" x 8' 3" (4.06m x 2.52m)

Good sized kitchen with an extensive range of eye and base level units with ample worktop surfaces over, dual aspect UPVC

double glazed windows to the rear and side, eye level double electric oven, plumbing for washing machine, four ring gas hob with extractor fan over, one and quarter stainless steel sink unit and drainer with taps over, radiator, boiler, ample power points, UPVC double glazed door to rear garden

FIRST FLOOR LANDING

BEDROOM 14' 4" x 7' 7" (4.38m x 2.32m)

UPVC double glazed window to the rear, radiator, power points, built in wardrobe housing hanging space and shelving, door to en-suite WC with low level WC and wash hand basin

BEDROOM 7' 7" x 7' 4" (2.32m x 2.23m)

UPVC double glazed window to the front, currently there is a built in cabin bed, power points, radiator

BEDROOM 13' 8" x 7' 1" (4.16m x 2.17m)

Another good double bedroom with UPVC double glazed window to the front, radiator, power points

OUTSIDE

To the front of the property is an enclosed fore garden with brick block paving and plenty of room for sitting. To the rear is lovely enclosed garden, low maintenance but with some mature shrubs and plants including a large olive tree, there are planting borders and brick block paving. There is an outside water tap and timber shed along with gate access to the rear lane.

MATERIAL INFORMATION

Verified Material Information Council tax band: B Council tax annual charge: £1821.97 a year (£151.83 a month) Tenure: Freehold Property type: House Property construction: Standard

form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good Parking: None Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: Level access shower and Level access Coal mining area: No Non-coal mining area: Yes Energy Performance rating: D All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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