



Chy Cober
Hayle
TR27 4PA

Asking Price £350,000

- THREE BEDROOM FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- GARAGE AND PARKING
- SPACIOUS CORNER PLOT
- INTERNAL VIEWING A MUST!



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 893.00 sq ft



ENTRANCE HALL

Wooden flooring, radiator, stairs rising to the first floor.

CLOAKROOM

Double glazed obscure window to the rear, dual flush w.c, wash hand basin with splash back, radiator.

KITCHEN/DINING ROOM

11'6" x 9'9" (3.51 x 2.97)

A recently fitted modern kitchen comprising of a stainless steel sink unit with adjoining work surfaces incorporating a 4 ring gas hob with oven below and extractor hood over, further range of matching base and eye level units with recess and plumbing for washing machine, wall mounted gas central combination boiler, radiator, double glazed window to the front overlooking the garden.

LOUNGE

16'9" x 12'7" (5.11 x 3.84)

A good size, light room with double glazed window and panelled door to the rear leading to the garden, large under stairs storage cupboard, radiator, television point.

FIRST FLOOR

LANDING

Built in storage cupboard, access to loft space.

BEDROOM 1

10'5" x 10'2" (3.18 x 3.1)

Double glazed window to the front, radiator.

BEDROOM 2

11'3" x 9'0" (3.43 x 2.74)

Built in double wardrobe, radiator, double glazed window to the rear.

BEDROOM 3

10'0" x 7'6" (3.05 x 2.29)

Double glazed window to the front, radiator.

BATHROOM

A modern white suite comprising of a panelled bath with shower over, low level w.c, pedestal wash hand basin, radiator, shaving point, double glazed obscure window to the front.

OUTSIDE

GARDENS

There is a small lawn to the front with a pathway leading to the garage. Gated access to the side leads to a good size side and rear lawn well enclosed by fencing and offering a good degree of privacy.

PARKING

There is off road parking directly in front of the garage.

GARAGE

16'4" x 9'6" (4.98 x 2.9)

Metal up and over door, light and power connected. Pedestrian door to the side leading to the front door of the property.



Directions To Property



GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

