



St Johns Street
Hayle
TR27 4LN

Price £325,000

- THREE TO FOUR BEDROOMS
- THREE RECEPTION ROOMS
- SUNROOM
- UTILITY ROOM
- SUNNY REAR GARDEN
- DECKED TERRACE
- LARGE WORKSHOP
- EPC: D55.



Tenure - Freehold

Council Tax Band - C

Floor Area - 0.00 sq ft



Oobscure glazed entrance door into....

ENTRANCE VESTIUBLE

Fitted carpet. Fitted dado rail. Part wood panelled walls. Obscure glazed door with coloured glass detail opening into....

ENTRANCE HALLWAY

Fitted carpet. Radiator. Carpeted stairs to first floor. Various doors leading off. Door to....

LIVING ROOM

13'0" x 11'10" narrowing to 8'2" (3.96 x 3.61 narrowing to 2.49)
Sash window to front with window seat. Wood effect laminate flooring. Feature inglenook fireplace with recesses to either side. Radiator. Beamed ceiling.

SITTING ROOM

10'8" x 10'2" (3.25 x 3.1)
Wooden sash window to front with window seat. Open fireplace with wooden mantle and gas point to side. Wood effect laminate flooring. Recessed shelving. Beamed ceiling. Radiator.

DINING ROOM

9'11" x 9'2" (3.02 x 2.79)
Double glazed window to front aspect. Window into sun room. Fitted carpet. Radiator. Useful under stairs storage cupboard. Recessed shelving. Attractive glass display cabinet. Beamed ceiling.

KITCHEN

11'8" x 9'2" (3.56 x 2.79)
Fitted with a range of Shaker style base and wall mounted units with wooden work surfaces above. Space for range style cooker and oven. Stainless steel splashback. Stainless steel extractor above. Space for dishwasher and fridge/freezer. Belfast sink and mixer tap. Sloping ceiling with two spotlight rails. Tiled floor. Open into.....

UTILITY ROOM

11'3" x 5'6" (3.43 x 1.68)
Sloping polycarbonate roof. Double glazed windows to two sides

and double glazed door to side leading to garden. Space for washing machine and tumble drier. Long breakfast style suite.

FIRST FLOOR

LANDING

Double glazed window to rear. Door to....

BATHROOM

8'9" x 9'1" maximum (2.67 x 2.77 maximum)
Sloping ceiling. Obscure double glazed window to rear. Corner bath with electric shower over and tiled surround. Pedestal wash hand basin with tiled splashback. Low level WC. Vinyl flooring. Built in airing cupboard housing gas fired combination boiler.

From landing steps up to -

MAIN LANDING

Fitted carpet, loft access, door to -

BEDROOM 1

12'4" x 7'8" (3.76 x 2.34)
(Plus built in wardrobe)
Fitted carpet, wooden sash window to the front aspect, fitted wardrobe with mirrored doors, heating radiator, double glazed window to the rear with views across the garden.

BEDROOM 2

11'2" x 9'5" (3.4 x 2.87)
Fitted carpet, sash window to the front with window seat.

BEDROOM 3

8'9" x 7'1" (2.67 x 2.16)
Fitted carpet, heating radiator, wooden sash to the front aspect with window seat.

OUTSIDE

Gated access to the front of the property leads to a good sized enclosed courtyard.

REAR

Access from the utility room leads to an enclosed courtyard, laid



to gravel, with steps leading up to two patio areas. Further steps lead to the main garden which has been laid to gravel, designed for low maintenance in mind, raised decked terrace with ample space for table and chairs.

SUN ROOM

10'10" x 8'0" (3.3 x 2.44)

Tiled floor, electric panel heater, useful built in cupboards, double glazed windows to the side and rear, sloping polycarbonate roof.

WORKSHOP

23'6" x 16'4" (7.16 x 4.98)

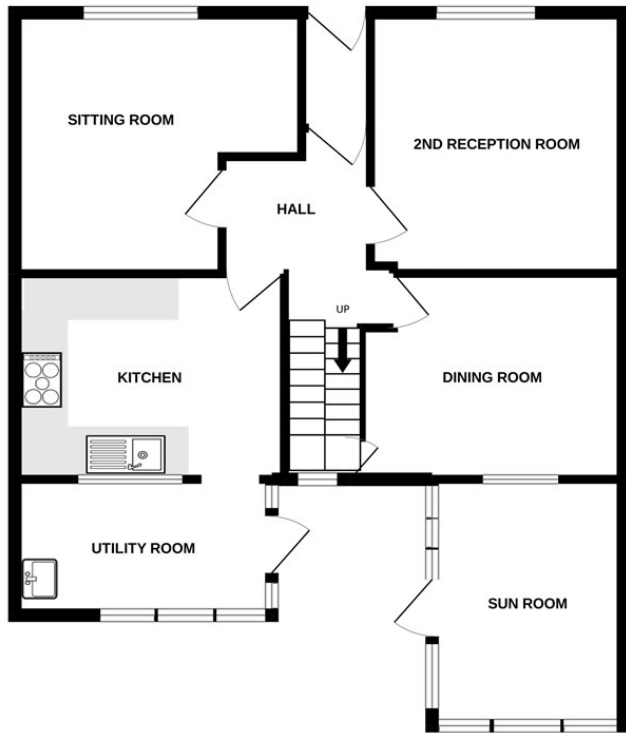
Located at the top of the garden is a large wooden workshop with power and light supplied.

COUNCIL TAX

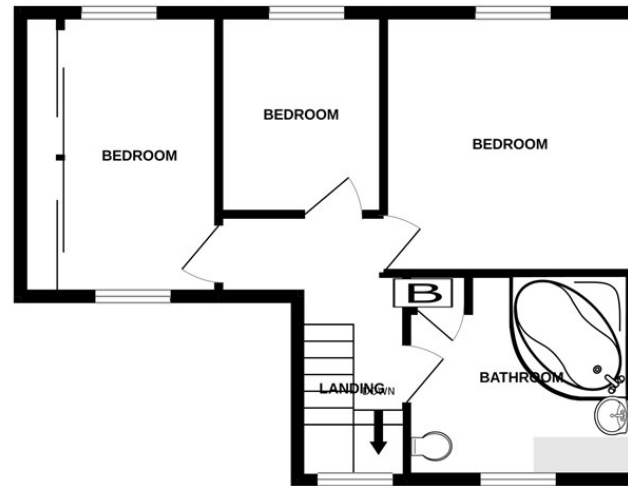
Band C



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Valuation Request

