



Commercial Road  
Hayle  
TR27 4DH

Asking Price £425,000

- STUNNING TOWN HOUSE PRESENTED TO THE HIGHEST STANDARD
- 3 BEDROOMS AND 3 RECEPTION ROOMS
- OFF ROAD PARKING TO THE FRONT AND REAR
- LARGE PRIVATE GARDENS WITH LAWN, PATIO AND SUMMERHOUSE/BAR
- GAS CENTRAL HEATING
- ESTUARY VIEWS
- SUPERB LOCATION
- EPC RATING - D66



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 850.00 sq ft



#### LOUNGE

16'0" x 12'3" (4.88 x 3.73)

Two windows and door to the front with estuary views, television point, radiator, opening into the dining area.

#### DINING AREA

15'4" x 11'9" (4.67 x 3.58)

Wooden flooring, radiator, archway through into the kitchen, stairs rising to the first floor with open under stairs storage space.

Door into-

#### W/C

Attractively fitted with a modern white suite comprising- low level w/c with concealed cistern and push button flush, wash hand basin with monobloc tap and vanity unit below. Heated towel rail, obscured double glazed window to rear .

#### KITCHEN

15'8" x 9'2" (4.78 x 2.8)

A superb room featuring a one and a half sink unit with adjoining work surfaces incorporating a 4 ring ceramic hob with extractor over, extensive range of matching base and eye level units with integrated oven, grill and dishwasher, recess for fridge freezer, complementary wall tiling, window and door to the rear leading to the conservatory and additional UPVC double glazed window to the side looking into the courtyard.

#### CONSERVATORY

18'1" x 8'7" (5.5 x 2.62)

Stable door to the rear and wooden door to the front leading to the courtyard garden.

#### FIRST FLOOR LANDING

Built in storage cupboards, access to loft space, doors to the three bedrooms and family bathroom.

#### BEDROOM 1

12'2" x 11'9" (3.7 x 3.58)

Radiator, sash window to the front with views towards the estuary, King George Memorial walk along to Phillack and the towans.

#### BEDROOM 2

8'0" x 9'4" (2.44 x 2.84)

Sash window to the front with similar views to bedroom 1, radiator.

#### BEDROOM 3

9'0" x 9'0" (2.75 x 2.75)

Upvc double glazed window to the rear with views over the gardens, built in wardrobe, radiator.

#### FAMILY BATHROOM

A stylish, modern suite comprising of a panelled bath with dual shower attachment over, dual flush w.c, pedestal wash hand basin, heated towel rail, complementary wall tiling, UPVC double glazed frosted window to the rear.

#### OUTSIDE

#### PARKING

There is private off road parking at the front of the property for 2 vehicles along with parking at the rear for a further 2 vehicles with space to create more if required.

#### GARDENS

The rear gardens have been beautifully landscaped to include private patio and raised decked seating areas, all well enclosed by a fencing and a colourful selection of flower beds and mature plants. Towards the end of the garden is a large lawn that offers a good degree of privacy and has gated access to the rear parking. There is also a large, 6 seater hot tub available by separate negotiation and a superb Summerhouse/Bar. There is also a very well enclosed courtyard garden accessed via the conservatory with a pathway leading to the front.

#### SUMMERHOUSE/BAR

23'0" x 9'10" (7.0 x 3.0)

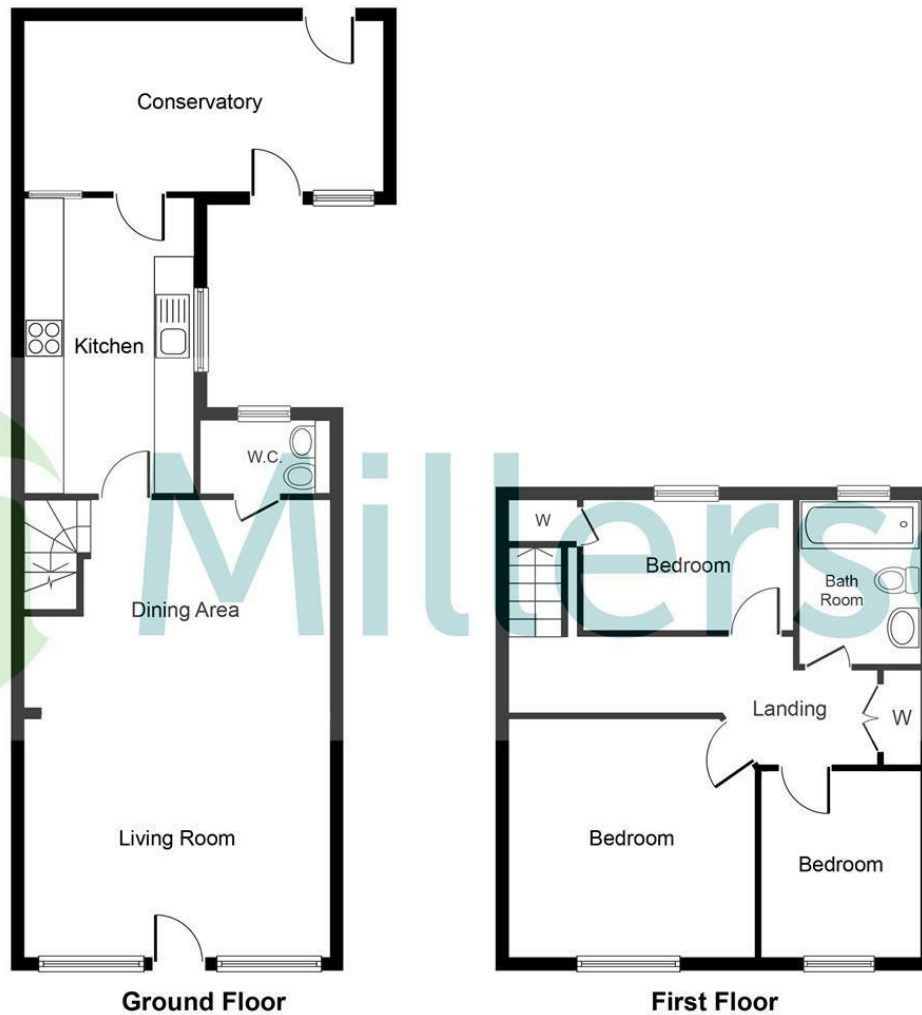
Windows on three sides and two doors to the front, electricity and wifi connected.



## 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



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
 Copyright V360 Ltd 2023 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	