



**Bodriggy Court
Hayle
TR27 4NE**

Price Guide £220,000

- 4 BED HOUSE
- POPULAR LOCATION
- GAS CENTRAL HEATING
- ENCLOSED COURTYARD GARDEN
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
- APPROX 6.5% RENTAL YEILD
- NO CHAIN



Tenure - Freehold

Council Tax Band - B

Floor Area - 895.00 sq ft



4



1



1



C71

ENTRANCE HALL

Stairs rising to the first floor, UPVC double glazed window to the rear.

LOUNGE

12'0 x 11'1 (3.66m x 3.38m)

UPVC double glazed sliding doors to the rear courtyard garden, radiator, semi open plan with access to the dining room.

DINING ROOM

9'1 x 7'1 (2.77m x 2.16m)

Radiator, UPVC double glazed window to the front, door into kitchen.

KITCHEN

8'8 x 7'1 (2.64m x 2.16m)

Stainless steel sink unit with adjoining work surface, base and eye level units, recess for cooker and washing machine, UPVC double glazed windows to the side and front.

FIRST FLOOR LANDING

Built in cupboard housing the gas combination boiler, radiator, access to loft space.

BEDROOM 2

10'1 x 7'1 (3.07m x 2.16m)

Radiator, UPVC double glazed window to the front.

BATHROOM

Panelled bath with shower over, low level w,c, wash hand basin, radiator, UPVC double glazed obscure window to the rear.

BEDROOM 3

8'0 x 7'5 (2.44m x 2.26m)

UPVC double glazed window to the rear, built in wardrobe, radiator.

BEDROOM 1

10'1 x 7'9 (3.07m x 2.36m)

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

BEDROOM 4

7'1 x 6'7 (2.16m x 2.01m)

UPVC double glazed window to the rear, radiator.

PARKING

There is an allocated parking space a short distance from the property.

REAR GARDEN

To the rear of the house there is an enclosed courtyard garden.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

From the Hayle office head in the direction of Foundry Square and turn right into Sea Lane. Proceed up the hill and turn left into Bodriggy Court. The property will be found on the right hand side.

Contact Us

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Valuation Request

