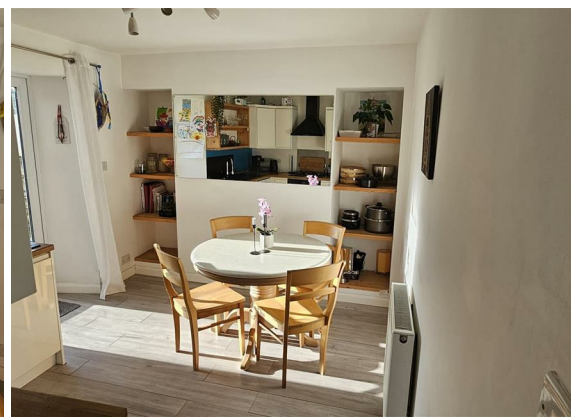




Mount Pleasant  
Hayle  
TR27 4LD

Asking Price £307,500

- THREE BEDROOM TERRACED PERIOD PROPERTY
- WELL PRESENTED GAS HEATED & DOUBLE GLAZED ACCOMMODATION
- CENTRALLY LOCATED WITHIN HAYLE
- UTILITY ROOM & STORE ROOM
- PARKING
- LONG REAR GARDEN
- A MUST SEE PROPERTY!
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - B

Floor Area - 839.58 sq ft



Entrance door opening into..

#### ENTRANCE HALLWAY

Laminate flooring, carpeted stairs to first floor level, useful understairs storage cupboard, heating radiator.

#### LOUNGE

12' x 11'5 (3.66m x 3.48m)

Laminate flooring, heating radiator, double glazed window to the front aspect, recessed decorative fireplace with wooden surround, two alcoves either side with fitted shelving and inset feature spot lighting.

#### KITCHEN/DINING ROOM

13' x 9'7 (3.96m x 2.92m)

Fitted with white high gloss, base and wall mounted units with wood effect work surfacing over. Four ring gas hob with electric oven below, extractor above, sink and drainer with mixer tap, integrated dishwasher. Double glazed door to the rear, two recessed alcoves with fitted shelving, heating radiator. Door to...

#### UTILITY ROOM

8'4 x 7' (2.54m x 2.13m)

Laminate flooring, space and plumbing for freestanding washing machine, tumble drier. Stainless steel one and a half bowl sink and drainer with mixer tap, roll top work surface. Space for freestanding fridge/freezer.

From the entrance hallway, a carpeted staircase leads up to ..

#### FIRST FLOOR LANDING

Fitted carpet, loft access.

#### BEDROOM 1

11'9 x 10'9 (3.58m x 3.28m)

Painted floor boards, heating radiator, double glazed window to the front aspect.

#### BEDROOM 2

10'10 x 10'8 (3.30m x 3.25m)

Laminate flooring, heating radiator, part sloping ceiling, double glazed Velux roof light, two recessed alcoves with fitted shelving and a large feature alcove.

#### BEDROOM 3

7'8 x 6'8 (2.34m x 2.03m )

Fitted carpet, double glazed window to the front, heating radiator.

#### BATHROOM

Fitted with a modern white suite comprising - P shaped, panel enclosed bath with mixer taps and shower wand attachment. Fixed head drencher head above with wall mounted controls. Pedestal wash hand basin with monobloc tap, tiled splash back, heated towel rail, low level w/c, recessed shelving. Sloping ceiling with Velux roof light.

#### OUTSIDE

The property is approached via a gated pathway with small garden to the side laid to chippings.

To the rear there is a long enclosed garden, laid mainly to lawn with a concrete pathway to one side leading to..

#### STORE ROOM

9'2 x 6' (2.79m x 1.83m)

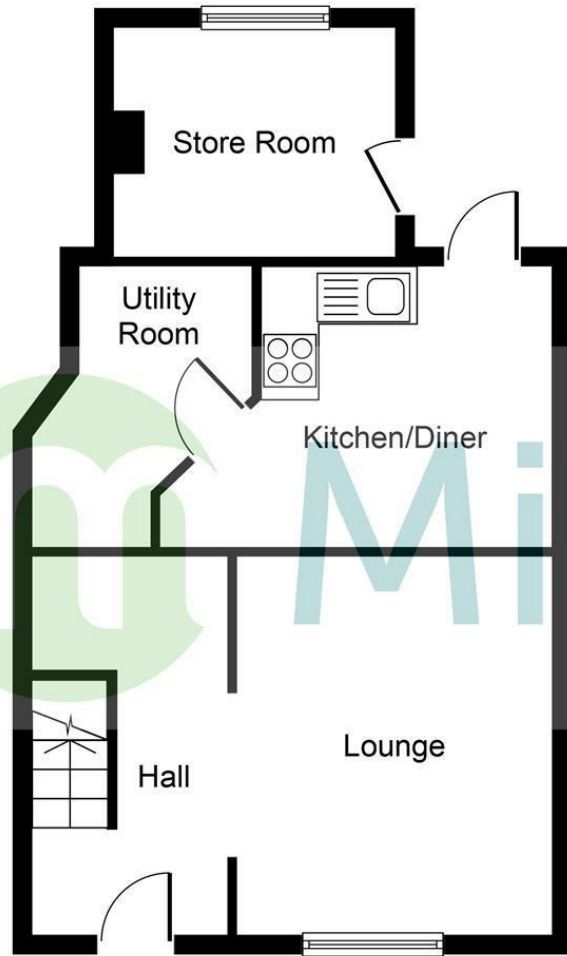
To the rear of the property is a useful block built store room with double glazed window and door to the side.

#### PARKING AREA

Accessed via the rear service lane is a hard standing providing off road parking for two cars.

Gated access onto rear garden.





Ground Floor



First Floor

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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## Directions To Property

From the Hayle office, turn right and proceed along Fore Street and onto Commercial Road. Turn right at the War Memorial onto Chapel Hill and turn left at the crossroads onto Mount Pleasant. No.22 will soon be seen on your right hand side.

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

## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

