



Commercial Road  
Hayle  
TR27 4DG

Offers In The Region Of  
£320,000

- SPACIOUS 3 BED HOUSE
- BEAUTIFULLY PRESENTED
- LARGE LOW MAINTENANCE GARDENS
- EXCELLENT TOWN LOCATION CLOSE TO RESTUARANTS AND BEACHES
- POTENTIAL TO EXTEND SUBJECT TO PP
- VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN
- WALKING DISTANCE OF NORTH QUAY AND LOCAL BEACHES



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 904.00 sq ft



#### HALLWAY

A spacious and welcoming hallway with electric heater, recessed ceiling spotlights, stair case rising to the first floor with built in cupboard, access to lounge and kitchen.

#### LOUNGE

12'11" x 12'2" (3.94 x 3.71)

Double glazed window to front with window seat, attractive electric fire with surround and hearth, electric heater, two wall lights.

#### KITCHEN

11'8" x 8'9" (3.56 x 2.67)

A stylish kitchen comprising a stainless steel sink unit with adjoining work surfaces incorporating a 4 ring ceramic hob with filter extractor hood over, range of matching base and eye level units with integral fridge freezer and space for washing machine. double glazed window to the rear, access to rear porch and bathroom.

#### REAR PORCH

Internal door to the bathroom and obscure door to the side leading to the garden.

#### BATHROOM

8'8" x 7'8" (2.64 x 2.34)

A modern white suite featuring a panelled bath with shower over, dual flush w.c, pedestal wash hand basin, heated towel rail, built in cupboard housing the high pressure hot water cylinder, recessed ceiling spotlights, extractor fan.

#### FIRST FLOOR

#### LANDING

A spacious landing with stain glass window to the rear and access to the three bedrooms.

#### BEDROOM 1

12'9" x 12'1" (3.89 x 3.68)

Double glazed window to front with window seat, electric heater.

#### BEDROOM 2

11'10" x 8'9" (3.61 x 2.67)

Double glazed window to rear enjoying views over the garden with fitted window seat, electric heater.

#### BEDROOM 3

9'2" x 7'2" (2.79 x 2.18)

Double glazed window to front, electric heater.

#### OUTSIDE

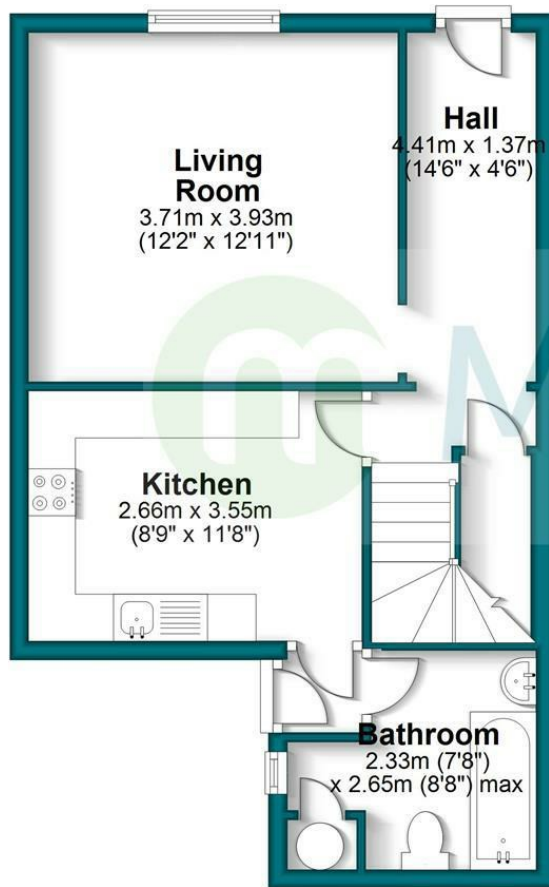
The large rear garden has been beautifully landscaped with ease of maintenance in mind and comprises of a seating area with steps up to a large, well enclosed garden with timber shed, pond, wood chipped areas and a large raised deck perfect to enjoy the sunny, private gardens.





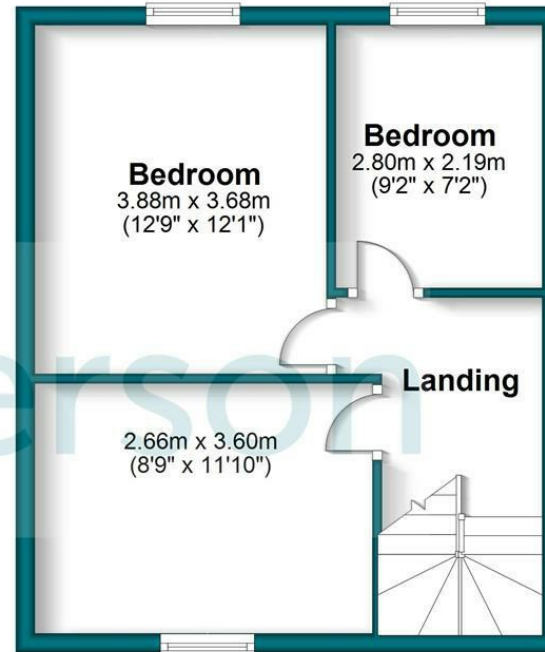
### Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 79.1 sq. metres (851.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		26	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Contact Us

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### Valuation Request

