



Fore Street
Lelant
TR26 3EQ

Asking Price £420,000

- Village Setting
- Stunning Home
- 2 bedrooms
- Lounge Kitchen Dining Room
- Beautiful Rear Landsaped Garden
- Estuary Views
- Walking Distance From The Coastline
- Parking
- Double Glazed



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 0.00 sq ft



Entrance

Double glazed front door leading into:

Living Room

14';08 x 10'03 (4.27m;2.44m x 3.12m)

Laminate flooring. Radiator. Large bay window to the front aspect. White washed stone wall. Door into:

Kitchen Dining Room

14'10 x 11'09 (4.52m x 3.58m)

Laminate flooring. Radiator. Base level units and drawers incorporating a fridge and freezer. Wooden worksurfaces above incorporating a 4 ring hob and a stainless steel sink drainer with mixer tap above. Eye level units. Turning carpeted stairs leading to the first floor landing. Double glazed window to the rear aspect. Door leading out to the side giving access to the rear garden.

Carpeted turning stairs leading to the first floor landing with a feature oar handrail and white wash stone walls.

Landing

Carpet. Doors leading into:

Bedroom

11'03 x 10'07 (3.43m x 3.23m)

Carpet. Radiator. Double aspect double glazed windows to the side and rear aspect offering a lovely view over and towards the Estuary and the countryside.

Bedroom

10'07 x 9'03 (3.23m x 2.82m)

Carpet. Radiator. Double glazed double aspect windows to the front and side aspect.

Shower Room

4'10 x 4'06 (1.47m x 1.37m)

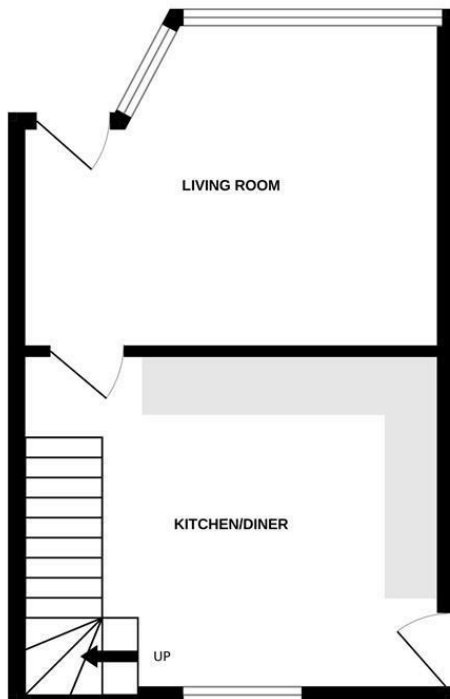
Patterned tiled effect vinyl flooring. Dual flush low level W/c. pedestal hand wash basin. Double size shower tray with shower above of the mains. Extractor fan. Ladder towel rail. White washed stone wall. Tiled surrounds and splashbacks.

Outside

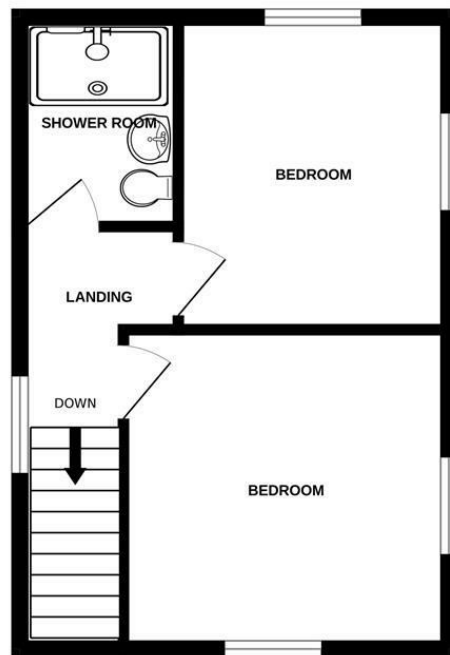
To the front of the property is parking for one car. With double gated access to the side which in the past has been used as a further parking space or ideal area for a small boat or trailer. This area leads down a path into the rear garden. The rear garden is a real feature of the home and has been lovingly landscaped. Offering an initial decked area creating the ideal space to sit back and enjoy the sun or an Alfresco dining area. To the side of the decking is the garden room with an outside W/c and shelving creating the ideal space for a tumble dryer. Beyond the decking is a lawn area bordered by brick boundary and mature flower beds and gravelled pathway leading to the patio area to the rear. There are a number of specimen shrubs, plants and Olive trees. The garden is fully enclosed and provides a good degree of privacy.



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From the A30 head into Lelant and upon reaching Fore Street, the property will be found on your righthand side.

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Valuation Request

