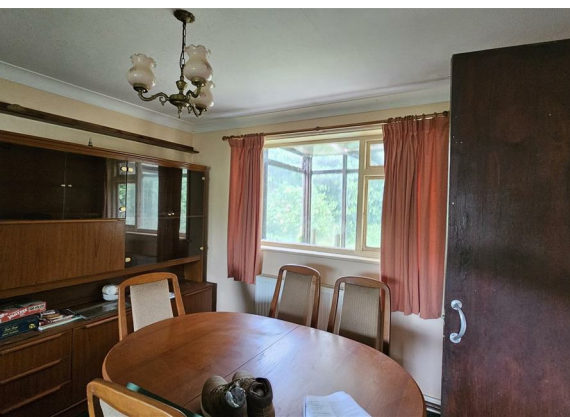




Grist Lane
Hayle
TR27 5HZ

Offers In The Region Of
£340,000

- DETACHED THREE BEDROOM HOME
- REQUIRING MODERNISATION
- POPULAR VILLAGE LOCATION
- OIL FIRED HEATING
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDENS



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1561.00 sq ft



Double glazed entrance door with double glazed side window, into...

ENTRANCE HALLWAY

Wooden flooring, open tread staircase leading to first floor level, radiator, two built in storage cupboards, door to lounge and door into...

KITCHEN

12'11 x 7'11 (3.94m x 2.41m)

Fitted with a selection of base and wall mounted units with roll top work surface over, one and a half sink and drainer, tiled splash back, double glazed window to the rear.

Space for fridge freezer and dishwasher. Radiator, four ring electric hob, double oven, laminate flooring.

Door into...

REAR PORCH

Glazed windows to two sides, glazed door onto garden and sliding patio door into..

LEAN TO CONSERVATORY

10'9 x 5'11 (3.28m x 1.80m)

Requiring refurbishment.

Concrete floor, radiator, glazed windows to two sides, polycarbonate roof.

Access from the kitchen leads into...

DINING ROOM

11' x 8'3 (3.35m x 2.51m)

Fitted carpet, radiator, window to the rear, double glazed room divider with sliding doors into...

LOUNGE

15'11 x 12'3 (4.85m x 3.73m)

Fitted carpet, double glazed window to the front, wood burner on a tiled hearth, tiled surround and wooden mantle piece, radiator.

From the entrance hallway, open tread staircase leads to...

FIRST FLOOR LANDING

Fitted carpet, loft hatch, radiator, double glazed window to the side.

W/C

5'7 x 2'7 (1.70m x 0.79m)

Low level w/c, double glazed obscured window to the rear, vinyl flooring, tiled walls.

BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

Panel enclosed bath with tiled surround, electric shower over bath, pedestal wash hand basin, radiator, double glazed obscured window to the rear.

BEDROOM 1

11'7 x 11'4 (3.53m x 3.45m)

Laminate flooring, double glazed window to the front, radiator.

BEDROOM 2

11'7 x 9'4 (3.53m x 2.84m)

Exposed wooden floor boards, built in wardrobe, double glazed window to the front.

BEDROOM 3

11'3 x 8'9 (maximum measurement) (3.43m x 2.67m (maximum measurement))

Fitted carpet, double glazed window to the rear (requires new window pane) radiator, built in wardrobe.

OUTSIDE

The property is approached via a driveway providing parking for one car and leading to...

GARAGE

20'8 x 8'6 (6.30m x 2.59m)

Fitted with an up and over door, space and plumbing for a washing machine, oil fired boiler, window and pedestrian door to rear.

FRONT GARDEN

The front garden is laid to lawn with mature shrubs and bushes, paved pathway leads to the front door.



REAR GARDEN

Rear garden laid to lawn and paving with greenhouse and shed to the side, enclosed by walling and hedging.

Door into...

SHED / WORKSHOP

16'5 x 6'5 (5.00m x 1.96m)

A useful storage/workshop space.

Corrugated plastic roof, door to the front. Door into further workshop...

WORKSHOP

21'5 x 6'4 (6.53m x 1.93m)

Window to the side.

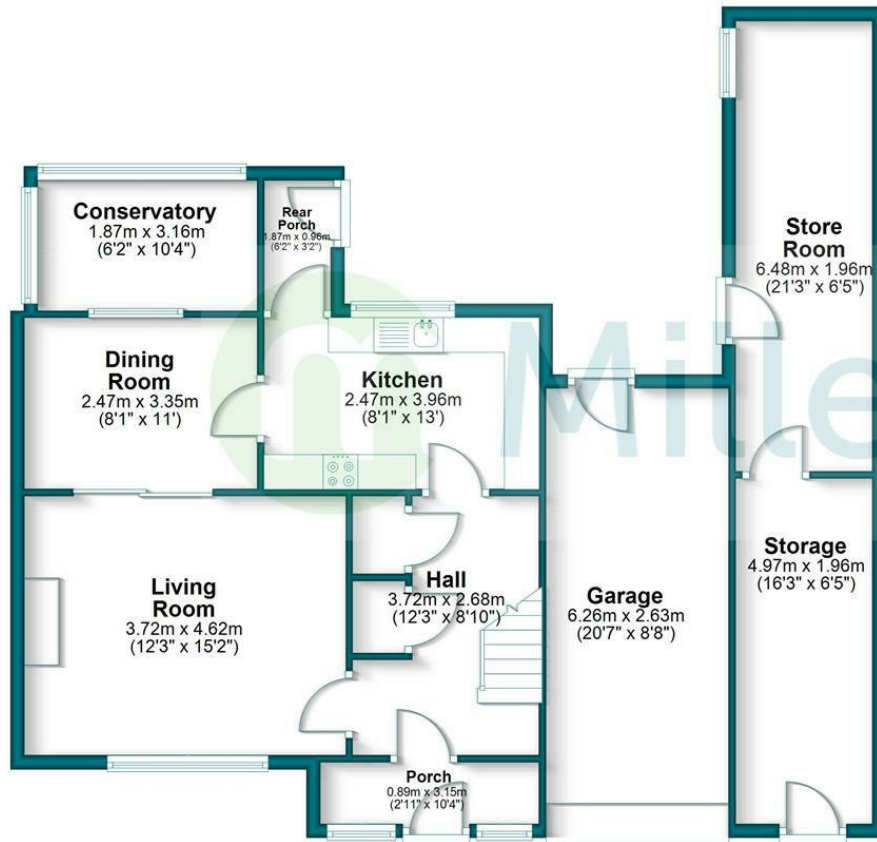


Directions To Property

From our Hayle office, turn left and proceed towards the A30. At the Loggans Moor roundabout take the 3rd exit, continue along this road and take the first exit at the mini roundabout heading towards Angarrack. Upon entering the village, the property will soon be seen on your right hand side.

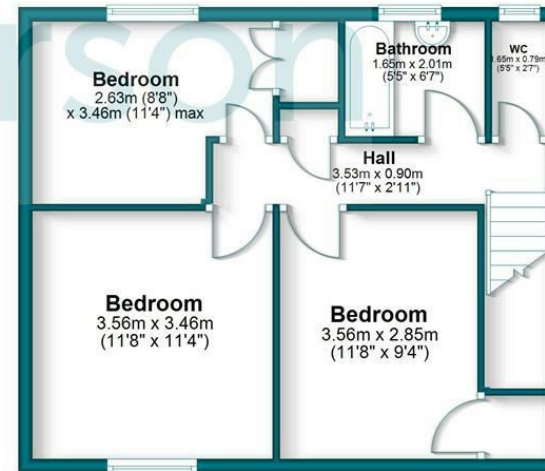
Ground Floor

Approx. 98.4 sq. metres (1059.2 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 145.1 sq. metres (1561.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Valuation Request

