



Feeding Field Close
Hayle
TR27 4FH

Asking Price £285,000

- End Of Terraced Homes
- Gas Central heating
- Garden
- Parking for 2 cars
- Open Plan Living
- 2 Double Bedrooms
- Family Bathroom
- Cloakroom
- Ideal FTB or Investment



Tenure - Freehold

Council Tax Band - B

Floor Area - 688.89 sq ft



Entrance

Composite front door with a central obscure picture window opening into:

Reception Porch

Laminate flooring. Radiator Wall mounted consumer unit. Door opening into the open plan lounge kitchen dining room. Door into:

Separate W/c

6 x 3'02 (1.83m x 0.97m)
Laminate flooring. Pedestal hand wash basin with tiled splashbacks. Dual flush low level W/c. Radiator with a towel rail above. Obscure double glazed window to the front aspect. Wall mounted mirror fronted vanity cupboard.

Open Plan Lounge Kitchen Dining Room

24'10 x 13'03(max) (7.57m x 4.04m(max))
Laminate flooring throughout. 3 x radiators. Carpeted turning stairs rising to the first floor landing with an understairs storage cupboard. Within the kitchen area are a range of base level units and drawers incorporating a washer dryer and Fridge and freezer. Work tops incorporating a 4 ring gas hob with an extratorn fan above and oven grill below. Integrated stainless steel 1/4 sink drainer with a Swan neck mixer tap above. Eye level units with one housing the gas boiler. Double glazed window to the front aspect. Breakfast bar with 4 stools and base units below and pantry style cupboard to side. The living space offers double glazed double opening doors onto the back garden with double glazed picture windows to the side.

Carpeted turning stairs rising to the first floor landing with handrail to side. The landing is carpeted and offers doors into:

Bedroom

13'03 9'01 (4.04m 2.77m)
Carpet. Radiator. Double glazed window to the rear aspect. wall mounted box shelving

Bathroom

6'10 x 6'03 (2.08m x 1.91m)
Vinyl flooring. Pedestal hand wash basin with tiled splashbacks and a mirror front vanity cupboard above. Dual flush low level W/c. Panel bath with a shower above of the mixer tap and tiled surrounds and splashbacks and a glazed shower screen to side. Radiator with a towel rail above.

Bedroom

13'03(max) x 8'04 (4.04m(max) x 2.54m)
Carpet. Radiator. Double glazed window to the front aspect. Built in deep wardrobe offering hanging space. Wall mounted box shelving. Loft access.

Outside

To the front of the property is parking for 4 cars. With a gated access to the side leading into the side patio area which leads around to the rear garden which can also be access via the patio doors in the living space. The rear garden offers a patio area creating the ideal sunbathing or BBQ space with steps leading down onto a lawn garden enclosed by fencing and provides a good degree of privacy

Material Information

Verified Material Information

Asking price: Guide price £285,000

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Private

Building safety issues: No

Restrictions - Listed Building: No



Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

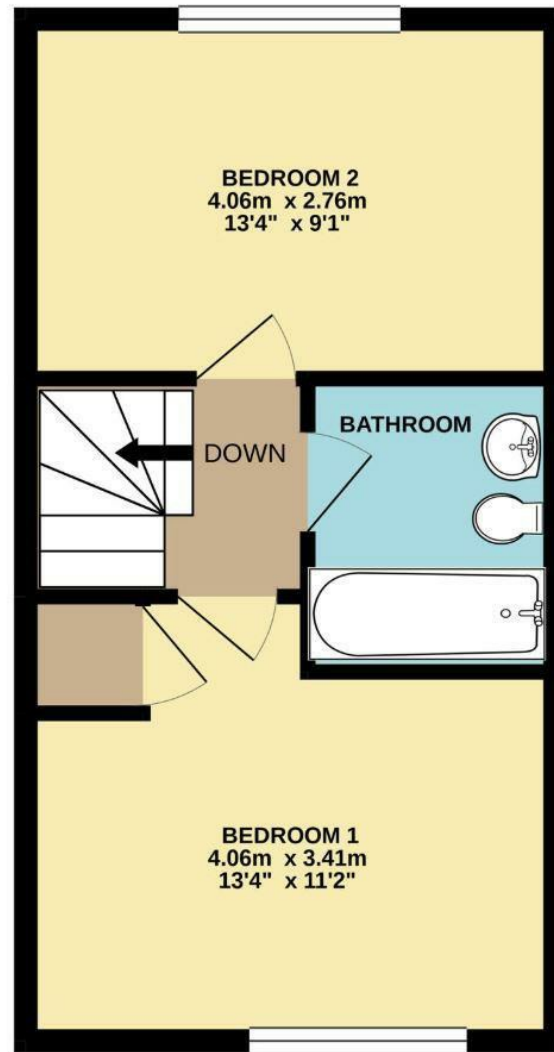
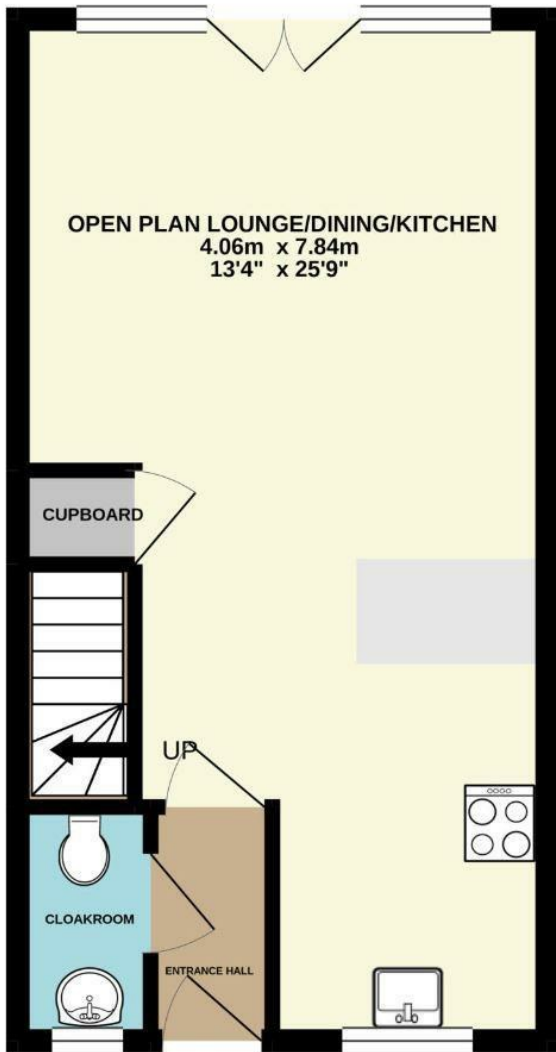
Non-coal mining area: Yes

Energy Performance rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Directions To Property

From the centre of Hayle turn left at The Cornish Arms pub and follow the road up to the T junction where you turn right and under the bridge. Take the turning left after the bridge and continue up and around to the right passing Bodriggy Primary school. Turn left into Baileys Meadow and then second left follow the road down turning right into Feeding Field Close where the property will be found at the bottom on the left.

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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	