



Glebe Row

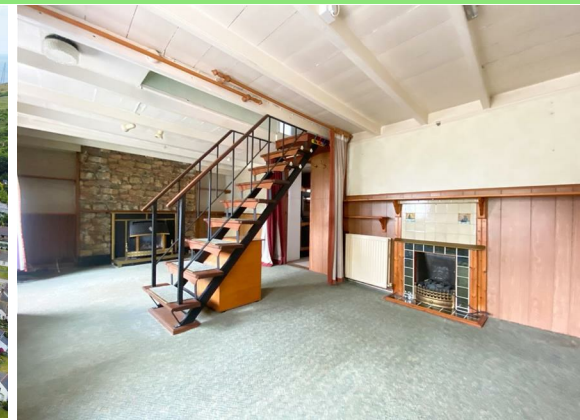
Phillack

Hayle

TR27 5AJ

Offers In The Region Of  
£199,500

- TWO BEDROOM DOUBLE FRONTED COTTAGE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
  - REQUIRING MODERNISATION
- FRONT AND REAR GARDENS
  - NO ONWARD CHAIN



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 932.00 sq ft



Entrance door leading into...

#### OPEN PLAN LOUNGE / DINER

19'4 x 12'2 (5.89m x 3.71m)

Fitted carpet, two double glazed windows to the front. Central, open tread staircase leading to first floor level. Two radiators, gas, log effect fire with wooden mantle over, recessed shelving either side.

Inset electric fire on tiled hearth and tiled surround, beamed ceiling, picture rail, open into...

#### KITCHEN

17'9 x 8'2 (5.41m x 2.49m)

Fitted with a range of base and wall mounted kitchen units with roll top work surfacing over. Stainless steel sink and drainer, window to the rear, space for freestanding cooker, recess with radiator, built in cupboard with louvered doors.

Door into...

#### UTILITY ROOM

9'2 x 5'2 (2.79m x 1.57m)

Fitted carpet, stainless steel sink and drainer, with tiled splash back, space for washing machine, wall mounted gas combination boiler, obscured glazed door to the side. Sliding door into...

#### WET ROOM

7' x 6'8 (2.13m x 2.03m)

Mains fed shower, heated towel rail, low level w/c, pedestal wash hand basin, obscured double glazed window to the side, vinyl flooring.

#### PORCH / STORE ROOM

12'8 x 5'8 narrowing to 3'6 (3.86m x 1.73m narrowing to 1.07m)

Roof light, power and light supplied, fitted shelving, concrete floor, double glazed door and window to the rear.

From the living room, a staircase leads to...

#### SMALL LANDING

Fitted carpet, door into bedroom two and door into...

#### BEDROOM 1

12'5 x 9'7 (3.78m x 2.92m)

Fitted carpet, double glazed window to the front with views towards Hayle town, radiator, built in storage, corner wash hand basin.

#### BEDROOM 2

12'7 x 7'11 (3.84m x 2.41m)

Fitted carpet, double glazed window to the front, radiator, corner wash hand basin.

#### OUTSIDE

To the front of the property is a garden laid to lawn, enclosed by hedging with pathway and patio area, leading to the front door

#### REAR

To the rear of the property there is an enclosed, courtyard style garden with flower bed borders and two block built sheds.

To the far end of the garden is a paved patio area, enclosed by walling, with a covered seating area.

#### AGENTS NOTE

Please note, adjacent to the front of the property there is an area of land which the owner has managed and maintained, however this does not form part of the legal title of the property.

THIS PROPERTY IS FOR CASH BUYERS ONLY DUE TO PARTIAL SINGLE SKIN CONSTRUCTION.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1727.74 a year (£143.98 a month)

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

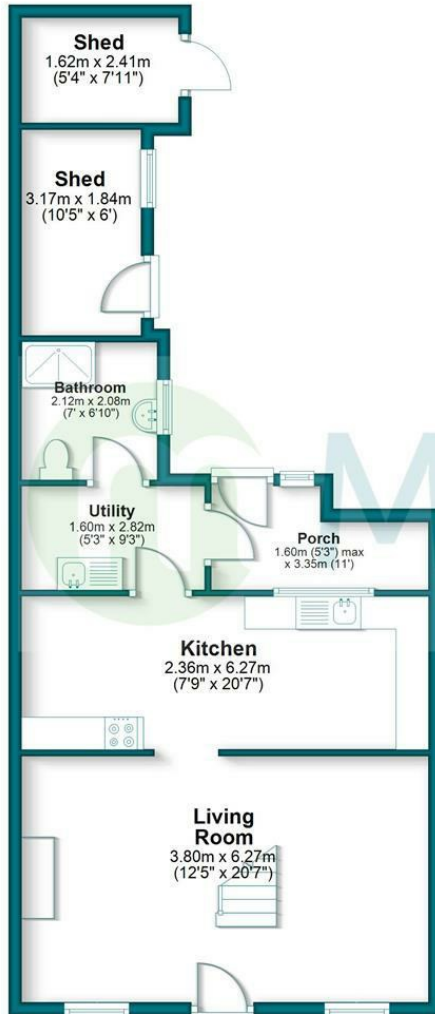


Heating: Central heating  
Heating features: Double glazing  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent  
Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: Yes  
Planning permission issues: No  
Accessibility and adaptations: Level access and Level  
access shower  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E  
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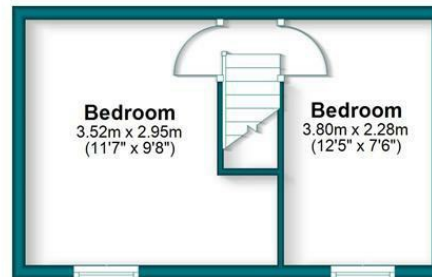


The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**Ground Floor**  
Approx. 63.6 sq. metres (684.9 sq. feet)



**First Floor**  
Approx. 23.0 sq. metres (247.4 sq. feet)



Total area: approx. 86.6 sq. metres (932.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

### Contact Us

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