



Market Street
Hayle
TR27 4DZ

£125,000

- MID TERRACE HOUSE IN A CENTRAL TOWN LOCATION
- IN NEED OF COMPLETE MODERNISATION
- 3 BEDROOMS AND 2 RECEPTION ROOMS
- WELL ENCLOSED COURTYARD GARDEN
- FANTASTIC POTENTIAL
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1173.28 sq ft



ENTRANCE HALL

Stairs to first floor

LOUNGE

13'5 x 10'10 (4.09m x 3.30m)

Window to front.

KITCHEN DINING ROOM

16'1 x 10'6 (4.90m x 3.20m)

Door and window to rear.

BATHROOM

6'5 x 5'2 (1.96m x 1.57m)

Window to rear.

FIRST FLOOR

Access to 3 bedrooms.

BEDROOM 1

10'7 x 7'1 (3.23m x 2.16m)

Window to the front.

BEDROOM 2

10'4 x 10'4 (3.15m x 3.15m)

Window to the rear.

BEDROOM 3

10'6 x 8'1 (3.20m x 2.46m)

OUTSIDE

To the rear there is a well enclosed courtyard garden with a gate to the rear giving pedestrian access to Fore Street.

MATERIAL INFORMATION

Verified Material Information

Asking price: Guide price £125,000

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: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Unknown

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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

Coal mining area: No

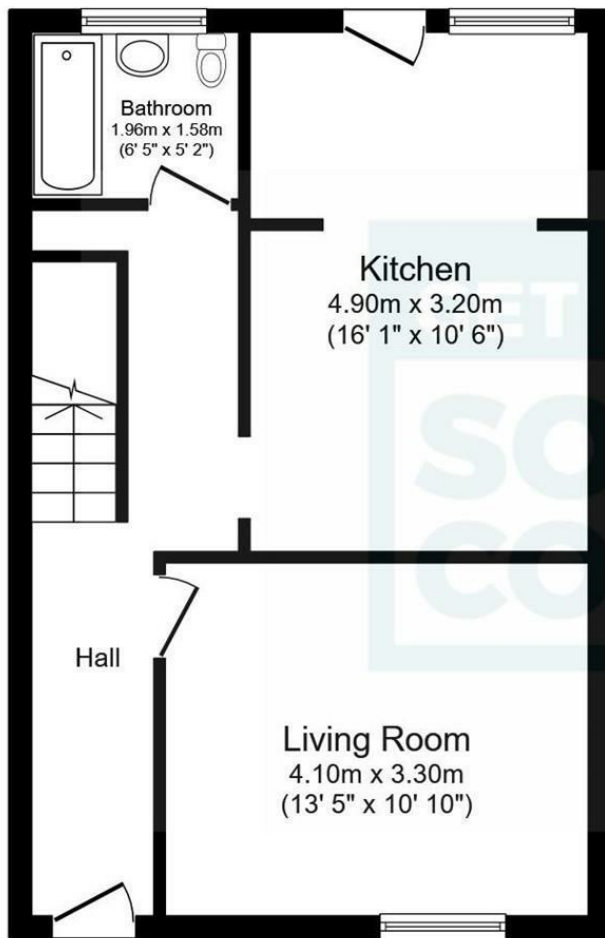
Non-coal mining area: Yes

Energy Performance rating: G

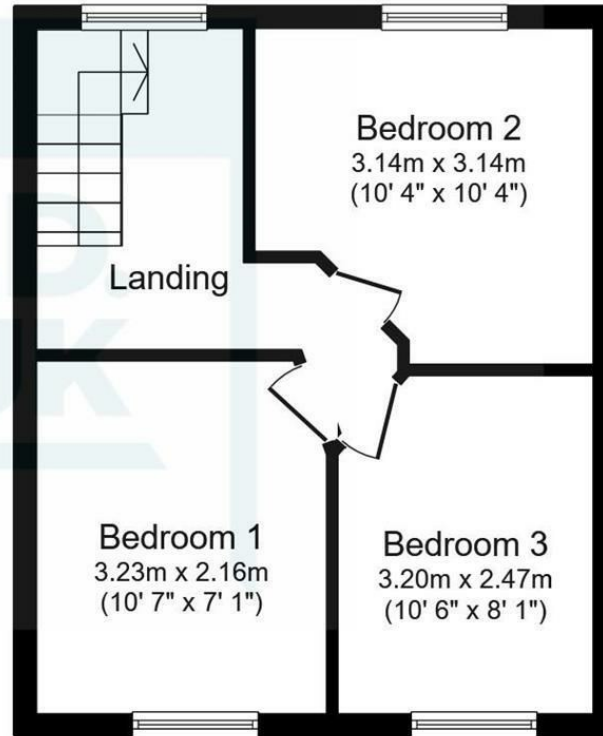
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Ground Floor



First Floor

Market Street

Total floor area 78.0 sq.m. (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			53
(21-38) F		15	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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Valuation Request



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