



Madison Close  
Hayle  
TR27 4BZ

Asking Price £290,000

- SPACIOUS FAMILY HOME
- 4 BEDROOMS
- MODERN KITCHEN BREAKFAST ROOM
- CLOSE TO TOWN AND LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1237.85 sq ft



4



2



2



C77

#### KITCHEN DINING ROOM

15'11 x 9'10 (4.85m x 3.00m)

A spacious, light and airy room comprising of a sink unit with swan neck mixer tap and adjoining work surfaces incorporating a 4 ring gas hob with oven below and extractor hood over, comprehensive range of matching base and eye level units, breakfast bar with seating, recess for American style fridge freezer, recess and plumbing for washing machine, UPVC double glazed window to the front, stairs rising to the first floor with built in under stairs storage cupboard with recess for tumble dryer, two radiators, access into the lounge.

#### LOUNGE

16'0 x 13'0 (4.88m x 3.96m)

A spacious room with double glazed doors leading to the conservatory, radiator, television point.

#### CONSERVATORY

11'5 x 9'10 (3.48m x 3.00m)

UPVC double glazed windows on three sides with a pitched roof and double doors leading to the garden, tiled flooring.

#### FIRST FLOOR LANDING

UPVC double glazed window to the front, stairs rising to the second floor, radiator.

#### BEDROOM

13'0 x 12'5 (3.96m x 3.78m)

Radiator, television point, UPVC double glazed window to the rear with views towards the towans.

#### BATHROOM

A modern suite comprising of a panelled bath with shower over, wash hand basin with fitted drawers, dual flush w.c, complementary wall tiling and tiled flooring, UPVC double glazed frosted window to the rear.

#### BEDROOM

9'2 x 6'4 (2.79m x 1.93m)

Built in wardrobe, radiator, UPVC double glazed frosted window to the front.

#### SECOND FLOOR LANDING

Access to loft space, stairs rising to the second floor.

#### BEDROOM

11'1 x 10'1 + 8'1 x 4'5 (3.38m x 3.07m + 2.46m x 1.35m)

A very spacious room with UPVC double glazed window to the rear again with a lovely outlook, radiator.

#### BEDROOM

11'10 x 9'4 (3.61m x 2.84m)

Built in wardrobe, radiator, UPVC double glazed window to the front.

#### SHOWER ROOM

A modern, updated suite featuring a double shower cubicle with shower over, low level w.c, pedestal wash hand basin, heated towel rail, extractor fan.

#### OUTSIDE

To the rear of the property there is a low maintenance courtyard garden very well enclosed and benefitting from the majority of the days sunshine. There is also a good size timber shed and gate to the rear leading to the allocated parking.

#### PARKING

To the rear of the property there is allocated parking along with visitors spaces.

#### MATERIAL INFORMATION

Verified Material Information

Asking price: £290,000

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

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: Allocated

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: None

Coal mining area: No

Non-coal mining area: Yes

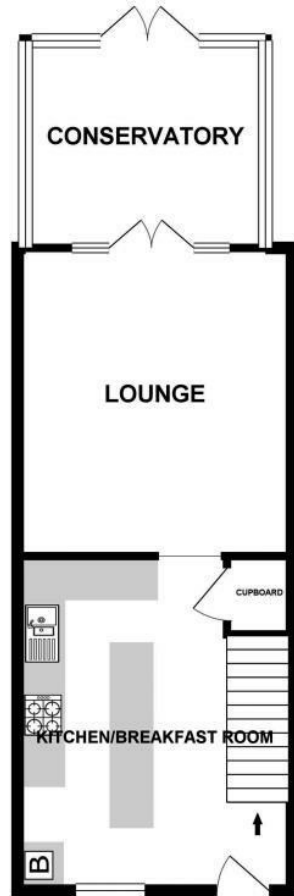
Energy Performance rating: C



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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.

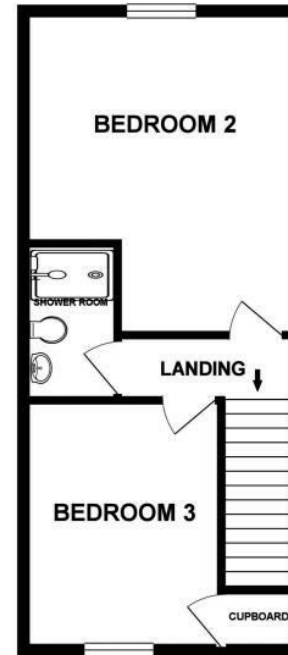
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(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	

Directions To Property

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Valuation Request



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