



Tolview Terrace  
Hayle  
TR27 4AG

Price Guide £350,000

- PERIOD TOWNHOUSE
- THREE BEDROOMS
- ATTIC ROOM WITH RURAL VIEWS
- POPULAR RESIDENTIAL TERRACE
- RESIDENTS PARKING
- A MUST SEE PROPERTY





Tenure - Freehold

Council Tax Band - C

Floor Area - 1227.09 sq ft



A rare opportunity to purchase this superbly presented, spacious, three bedroom period property which has been updated by the current vendors to a high standard throughout. The property is located within a popular residential terrace, within easy walking distance of local amenities, primary and secondary schools.

The gas heated accommodation comprises, spacious open plan lounge/dining room, modern fitted kitchen, separate utility room.

The first floor comprises three bedrooms and a large family bathroom. Stairs from the first floor lead to a converted attic room offering delightful distant rural views.

Opposite the property there is a raised lawned garden with timber shed. To the rear is an enclosed courtyard with covered seating area, and outside shower.

Residents parking nearby.

An internal viewing of this delightful property is sure to impress!

Entrance door into....

#### ENTRANCE HALLWAY

Oak flooring. Radiator. Carpeted stairs to first floor. Understairs storage. Fitted dado rail. Door to....

#### LOUNGE/DINER

21'6" x 12'2" (6.55m x 3.71m)

Open plan room.

LOUNGE AREA - Double glazed window to front. Wood burner on slate hearth with recessed shelving to either side. Radiator. Fitted carpet. Archway into....

DINING AREA - Cast iron fireplace with wooden mantle over. Built in cupboards to either side. Radiator. Fitted carpet. Door into hallway. Double doors into....

#### KITCHEN

17'3" x 10' (5.26m x 3.05m)

Double glazed window to rear. Attractive cream coloured shaker style base and wall mounted units with wooden work tops. One and a half bowl sink and drainer with tiled splashback. Range style cooker with extractor above. Space for dishwasher, fridge and freezer. Vinyl flooring. Inset spot lights. Door to rear. Door to....

#### UTILITY ROOM

6'9" x 6'4" (2.06m x 1.93m)

Stainless steel sink and drainer with tiled splashback. Low level WC. Space for washing machine and tumble drier. Gas boiler. Vinyl flooring.

#### FIRST FLOOR

Fitted carpet. Step up and door to....

#### BATHROOM

9'8" x 7'3" (2.95m x 2.21m)

Obscure double glazed window to rear. Modern white suite comprising; Panel enclosed bath with tiled surround. Corner shower cubicle with mains fed shower. Pedestal wash hand basin with tiled splashback. Low level WC. Radiator. Tiled floor.

Step up and door to....

#### BEDROOM 1

11'7" x 9' (3.53m x 2.74m)

Double glazed window to rear. Cast iron fireplace with wooden mantle. Radiator. Fitted carpet.

#### BEDROOM 2

12'6" x 9'5" (3.81m x 2.87m)

Double glazed window to front. Cast iron fireplace with wooden mantle. Radiator. Fitted carpet.



### BEDROOM 3

8'6" x 6'11" (2.59m x 2.11m)

Double glazed window to front with views over garden.  
Radiator. Fitted carpet.

### ATTIC ROOM

16'5" x 11'8" maximum including stairs (5.00m x 3.56m  
maximum including stairs)

Double glazed roof light. Eaves storage area. Fitted carpet.

### OUTSIDE

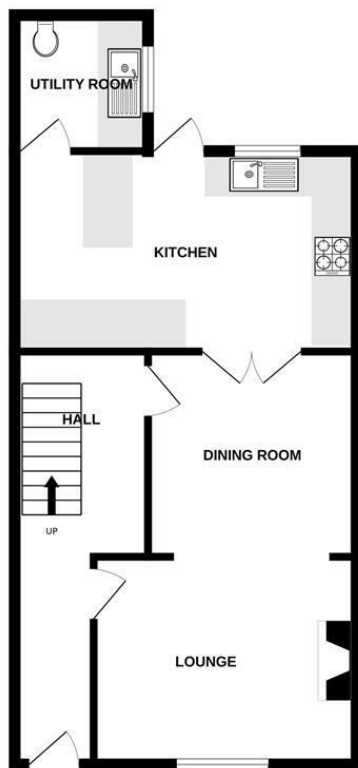
FRONT - Shared pathway leads to front garden. Gravelled path to front door. Steps up to a raised lawned garden with mature palm trees. Space for bench. Timber shed. Fruit trees. Enclosed by fencing.

REAR - Courtyard laid to paving. Timber shed. Useful enclosed seating area with outside shower. Steps and gate leading to rear service lane.

PARKING - Residence parking for Tolview Terrace is situated close by.



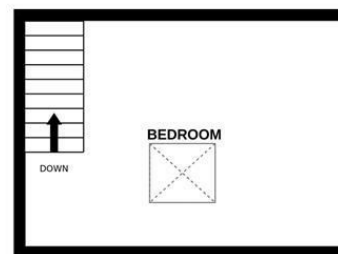
GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.2 sq.m.) approx.

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			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Valuation Request

