



Madison Terrace
Hayle
TR27 4EE

Price Guide £390,000

- BEAUTIFULLY PRESENTED, SPACIOUS FAMILY HOME
- 4 BEDROOMS WITH MAIN EN-SUITE
- LARGE LOUNGE AND SEPARATE DINING ROOM WITH BAY WINDOWS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENCLOSED GARDENS AND OFF ROAD PARKING FOR 2 VEHICLES
- EXCELLENT LOCATION WITHIN LEVEL DISTANCE OF AMENITIES
 - LOVELY VIEWS OVER THE RECREATIONAL GROUND TOWARDS PHILLACK
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1461.00 sq ft



4



2



2



D68

ENTRANCE HALL

A spacious and welcoming entrance hall with stairs rising to the first floor with built in cupboards, wooden flooring, UPVC double glazed windows to the front, access to lounge and dining room.

LOUNGE

UPVC double glazed bay window to the front, wooden flooring, television point, radiator.

DINING ROOM

A spacious room, semi open plan with the kitchen. UPVC double glazed bay window to the rear, wooden flooring, radiator, access into the kitchen:

KITCHEN

Stainless steel sink unit with adjoining granite effect work surfaces incorporating a 5 ring gas hob with extractor over, extensive range of matching base and eye level units with integrated oven, recess for dishwasher, built in storage cupboard, access to utility room.

UTILITY ROOM

Fitted work surface with recess below for washing machine, wall mounted gas boiler, window to rear, side and door leading to the garden.

FIRST FLOOR LANDING

Staircase rising to the second floor, built in cupboard.

BEDROOM 2

UPVC double glazed bay window to the front with lovely views over the recreational ground towards Phillack in the distance, extensive built in wardrobes, radiator.

BEDROOM 3

Built in wardrobes, radiator, UPVC double glazed bay window to the rear overlooking the garden.

BEDROOM 4

UPVC double glazed window to the front, radiator.

FAMILY BATHROOM

A stunning, fully tiled suite featuring a freestanding bath, double shower cubicle with shower over, oval sink unit with fitted cupboards below, heated towel rail, two UPVC double glazed windows to the rear,

SECOND FLOOR LANDING

Built in storage cupboard.

SECOND FLOOR MAIN BEDROOM EN-SUITE

A spacious, dual aspect room with two large Velux windows to the front and rear with open views towards Phillack and the towans, two radiators, built in cupboards, door to en-suite shower.

EN-SUITE SHOWER

Shower cubicle with electric shower over, hand basin with cupboards below, dual flush w.c, heated towel rail, extractor fan, Velux window to the rear, complementary wall tiling.

FRONT GARDEN

There is a low maintenance garden to the front with mature shrubs and mosaic flooring leading to the front door.

REAR GARDEN

There is a well enclosed garden to the rear consisting of patio seating area and lawn. There is a useful block built shed and gate to the rear leading to the parking area.

PARKING

To the rear of the property there is off road parking for 2 vehicles.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 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: Off Street, Rear, and 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: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D



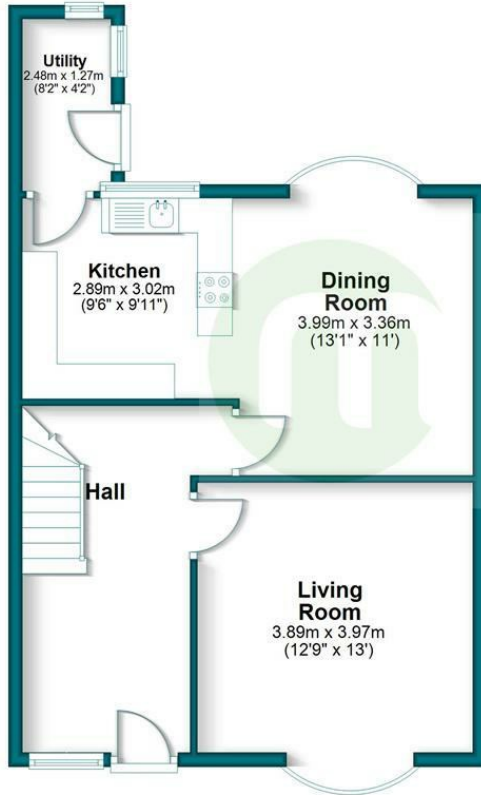
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

Directions To Property

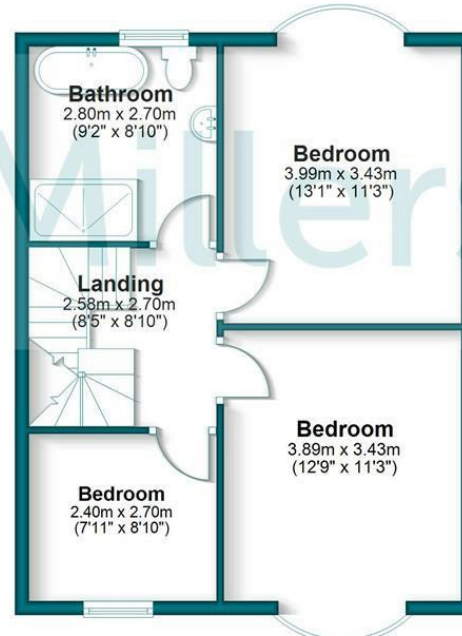
Ground Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



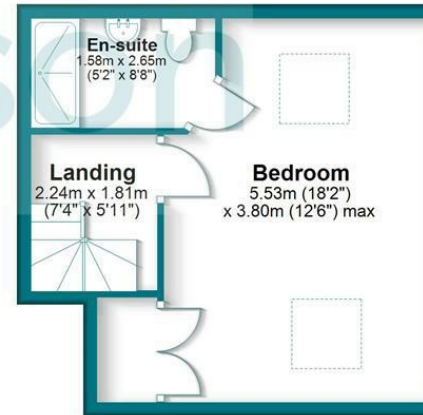
First Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Second Floor

Approx. 30.0 sq. metres (323.3 sq. feet)



Total area: approx. 135.8 sq. metres (1461.7 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	68	
(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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