



Mount Pleasant

Hayle

TR27 4LE

Asking Price £200,000

- EXCELLENT OPPORTUNITY
- 3 BED HOUSE IN A SOUGHT AFTER LOCATION
 - SPACIOUS ACCOMMODATION IN NEED OF MODERNISATION
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- GOOD SIZE REAR GARDEN
- LARGE WORKSHOP/GARAGE
- LOVELY VIEWS TO THE REAR
 - NO CHAIN



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 775.00 sq ft



ENTRANCE HALL

Stairs rising to the first floor with built in under stairs storage cupboard, radiator.

LOUNGE DINER

19'9 x 15'6 (6.02m x 4.72m)

A spacious dual aspect room with two UPVC double glazed windows to the front and rear, two radiators, gas fire with surround.

KITCHEN

11'1 x 9'9 (3.38m x 2.97m)

Stainless steel sink unit with adjoining work surfaces, range of base and eye level units, recess for cooker, fridge freezer and washing machine, built in store cupboard, UPVC double glazed window to the rear with a lovely outlook, door to rear porch.

REAR PORCH

Doors to cloakroom and outside.

CLOAKROOM

W.C, window to the side, wall mounted gas combi boiler.

FIRST FLOOR LANDING

Access to loft space.

BATHROOM

7'11 x 4'5 (2.41m x 1.35m)

Panelled bath with shower over, w.c, wash hand basin, radiator, UPVC double glazed frosted window to the rear.

BEDROOM 1

10'9 x 9'7 (3.28m x 2.92m)

Built in wardrobe, UPVC double glazed window to the rear with superb views across Hayle towards Phillack.

BEDROOM 2

10'10 x 10'10 (3.30m x 3.30m)

Radiator, UPVC double glazed window to the front.

BEDROOM 3

8'3 x 6'0 (2.51m x 1.83m)

UPVC double glazed window to the rear.

OUTSIDE

FRONT

At the front of there is an enclosed patio with gate.

REAR

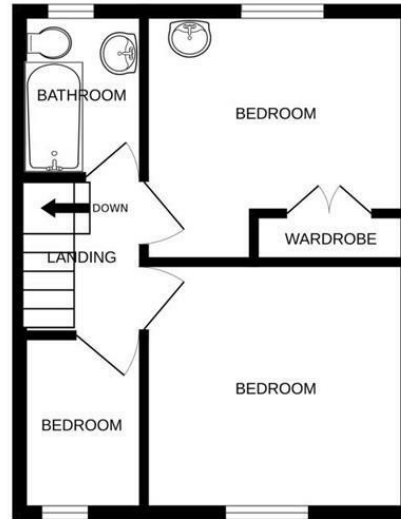
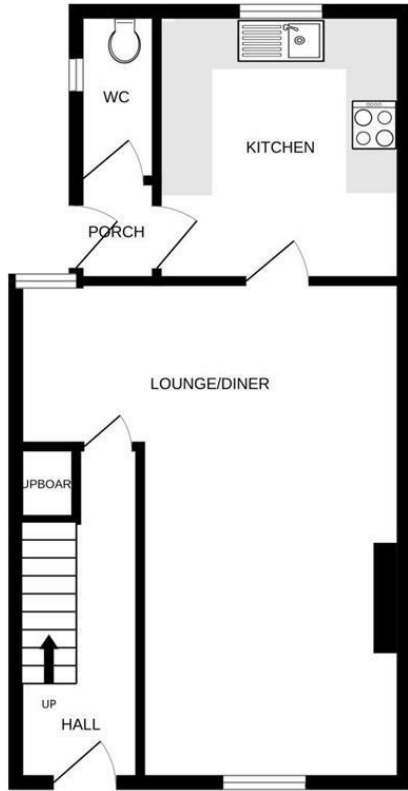
There is a good size garden to the rear with a lawn and pathway. At the end of the garden there is a gate leading to the rear service lane and also access to the workshop/garage.

WORKSHOP/GARAGE

15'9 x 13'4 (4.80m x 4.06m)

Double wooden doors to the front, light and power connected, door and two windows to the rear.





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		61	
(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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