



Caroline Row

Hayle

TR27 4EQ

Guide Price £299,950

- CHARMING 2/3 BED END TERRACE COTTAGE
- DESIRABLE LOCATION CLOSE TO AMENITIES AND TOWN
- SPACIOUS KITCHEN DINER WITH WOOD BURNER
- GAS CENTRAL HEATING
- PRIVATE, SUNNY GARDENS
- 2 DOUBLE BEDROOMS WITH STUDY
  - VIEWING HIGHLY RECOMMENDED
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 929.00 sq ft



### CONSERVATORY

17'2" x 8'6" (5.23 x 2.59)

Windows on two sides, further single door to side and double doors to the rear leading to the garden, radiator, double doors into the kitchen diner.

### KITCHEN/DINER

15'2" x 13'3" (4.62 x 4.04)

A spacious room comprising of a circular sink unit with adjoining work surfaces, range of base and eye level units with recess for fridge freezer, washing machine, dishwasher and cooker, radiator, window to the front, beamed ceiling, ample space for dining table, stunning pot belly stove with tiled hearth and wooden mantle.

### LOUNGE

18'0" x 11'10" (5.49 x 3.61)

A triple aspect room with windows to the front and side with double doors to the rear leading to the garden, stairs rising to the first floor with built in under stairs storage space, radiator, inset wood burner set on a tiled hearth with wooden mantle, wall lights.

### FIRST FLOOR LANDING

Window to the front, access to loft space.

### BEDROOM 1

12'0" x 12'0" (3.66 x 3.66)

A spacious, dual aspect room with windows to the side and rear with distant views towards the sand dunes, two radiators.

### BEDROOM 2

12'2" x 9'10" (3.71 x 3)

Another dual aspect room with windows to the front and rear, radiator.

### STUDY/OFFICE

7'3" x 5'9" (2.21 x 1.75)

Window to the front with a pleasant outlook, radiator.

### BATHROOM

Panelled bath, low level w.c, pedestal wash hand basin, wall tiling, radiator, window to the front.

### OUTSIDE

The property benefits from private gardens that comprise of a small lawn to the front and side with established borders and additional vegetable plot. At the rear there is a good size patio perfect for outside dining and an additional private lawn that is bordered by a selection of colourful, established shrubs.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 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: Central heating

Heating features: Wood burner and Double glazing



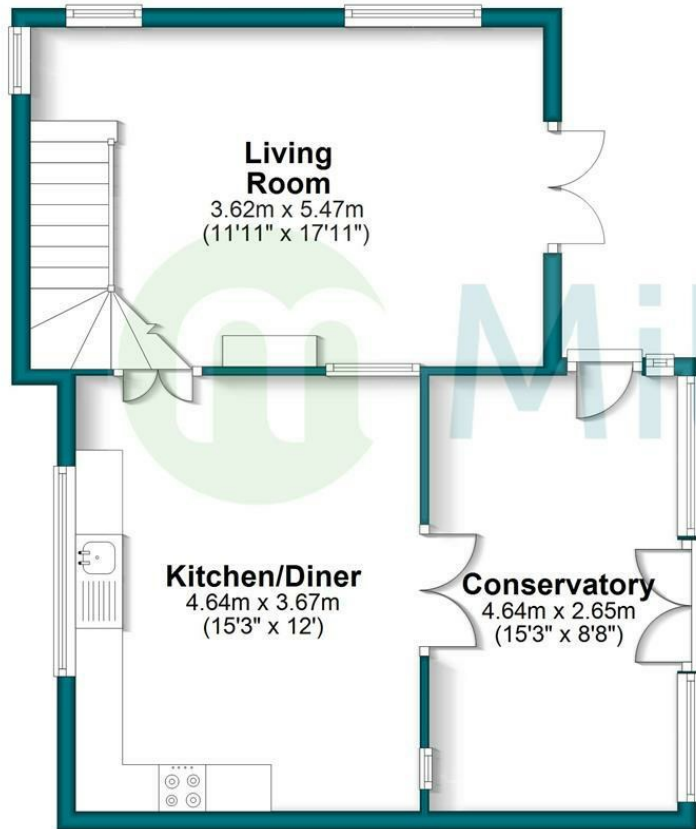
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E  
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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.





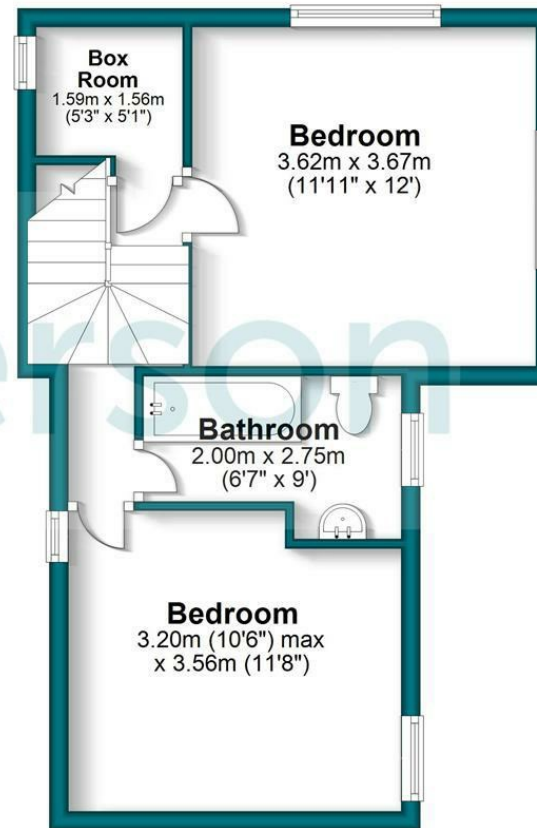
## Ground Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



## First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 86.3 sq. metres (929.1 sq. feet)

## Directions To Property

From the Hayle office head east along Fore Street and after passing the recreational ground, turn right into Caroline Row. Proceed up the hill and the property can be found on the right hand side adjacent to the green.

## Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	