



Penpol Road

Hayle

TR27 4AD

Asking Price £290,000

- TWO BEDROOM CHARACTER COTTAGE
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- INTERNAL VIEWING A MUST!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - A

Floor Area - 796.52 sq ft



#### ENTRANCE HALLWAY

Fitted carpet. Entrance matting. Electric radiator. Space for coats. Carpeted stairs to first floor. Door into.....

#### OPEN PLAN LOUNGE/DINER

Loosely split into two areas.

#### DINING ROOM

10' 2" x 9' 3" (3.05m 0.61m x 2.74m 0.91m)  
Fitted carpet. Electric wall heater. Useful understairs storage cupboard. Door to rear lobby and door to kitchen. Electric radiator. Step up to.....

#### LOUNGE

10' 9" x 10' 3" (3.05m 2.74m x 3.05m 0.91m)  
Double glazed window to front. Electric wall heater. Fitted carpet. Two wall lights.

#### KITCHEN

11' 10" x 9' 7" (3.35m 3.05m x 2.74m 2.13m)  
Double glazed window to side and rear aspect. Fitted with a range of Grey high gloss base and wall mounted units with granite effect roll top work surface over. Stainless steel sink and drainer with mixer tap. Tiled splash back. Four ring electric hob with electric oven below. Space for fridge/freezer and washing machine. Electric radiator. Tiled floor, Tongue and grooved pine panelled ceiling. Inset ceiling spot lights. Door and step up to.....

#### REAR LOBBY

6' 5" x 4' 11" (1.83m 1.52m x 1.22m 3.35m)  
Sloping polycarbonate roof. Part obscure glazed door with glazed side window. Wall mounted electric heater. Hot water cylinder. Vinyl tiled effect flooring.

From the entrance hallway. a carpeted staircase leads up to...

#### FIRST FLOOR LANDING

Door leading into...

#### BEDROOM 1

12' 4" x 9' 5" (3.66m 1.22m x 2.74m 1.52m)  
Sloping ceiling. Double glazed window to rear. Electric wall heater. Fitted carpet.

#### BEDROOM 2

11' 5" x 9' 4" (3.35m 1.52m x 2.74m 1.22m)  
Double glazed window to front with window seat below. Electric wall heater. Fitted carpet.

#### BATHROOM

9' 10" x 9' (2.74m 3.05m x 2.74m)  
Obscure double glazed window to rear. Sloping ceiling with exposed beams. Fitted with a white suite comprising 'P' shaped bath with mixer taps and mains shower above, shower screen. Pedestal wash hand basin, tiled splashback. Low level WC with push button flush. Heated towel rail. Inset LED ceiling light. Vinyl wood effect flooring.

#### OUTSIDE

The property is approached via a gated pathway with garden to the side.  
To the rear of the property there is off-road parking for one car. There is an area of lawned garden, enclosed by walling with pathway leading to the back door.

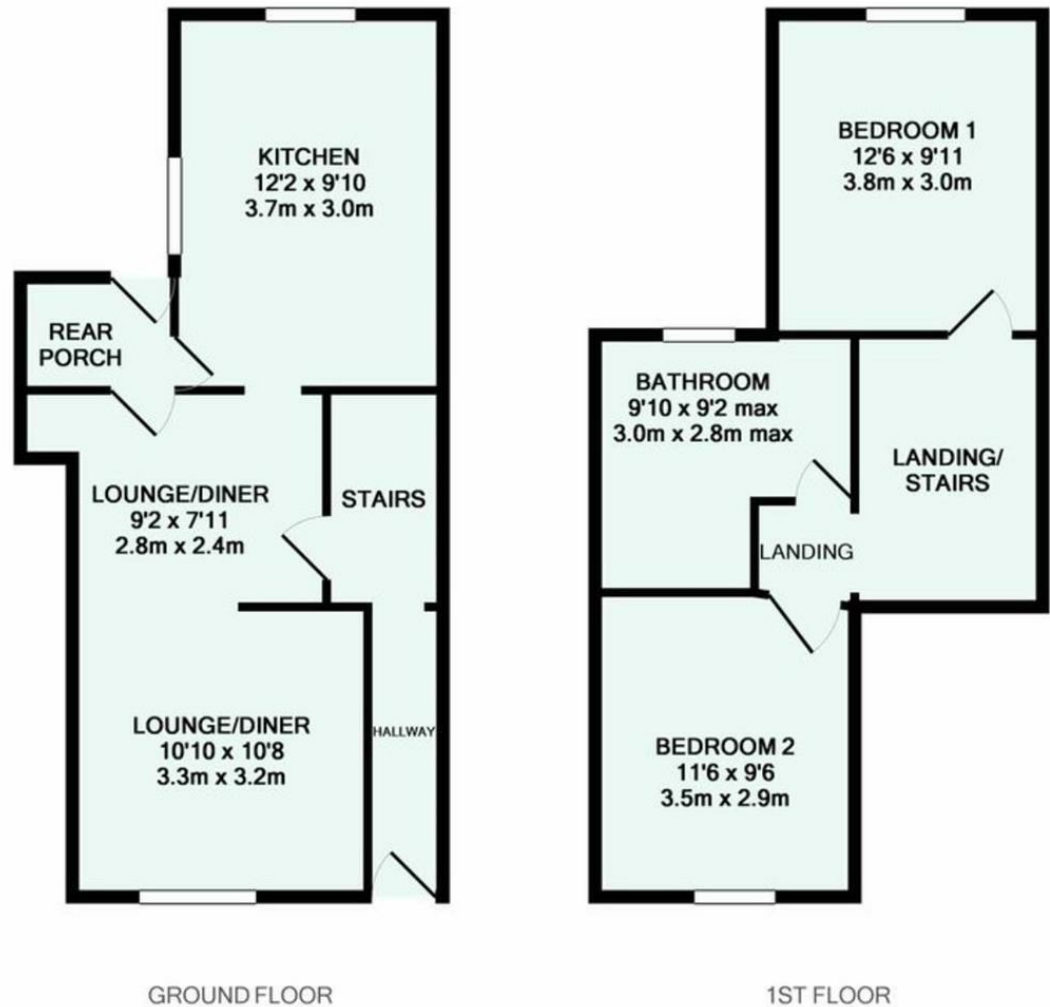
#### MATERIAL INFORMATION

Verified Material Information  
Council tax band: A  
Council tax annual charge: £1561.69 a year (£130.14 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Electric radiators.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Off Street and On Street



Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: Hayle Conservation Area.  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: Yes  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: F  
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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

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## Directions To Property

### Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		25	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

