



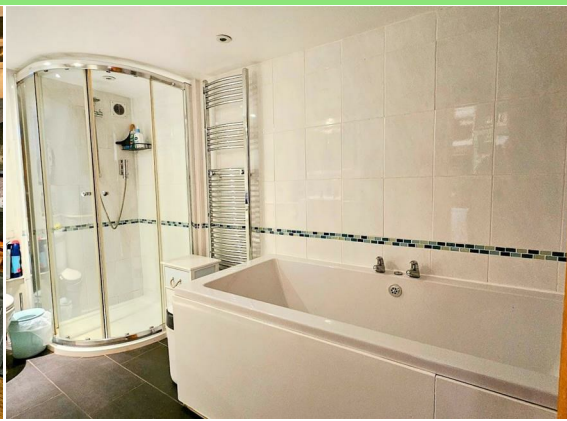
Bodriggy Street

Hayle

TR27 4NB

£300,000

- A WELL PRESENTED THREE BEDROOM CHARACTER COTTAGE
- OPEN PLAN LOUNGE DINER
 - LONG REAR GARDEN
 - LARGE SUMMER HOUSE
 - DECKED TERRACE WITH SUPERB FAR REACHING VIEWS
 - OFF ROAD PARKING
- CENTRALLY LOCATED WITHIN HAYLE
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 753.40 sq ft



3



1



1



C72

Obscured double glazed entrance door leading into...

ENTRANCE VESTIBULE

Entrance matting, exposed floor boards, radiator, stairs leading to first floor level, open into...

OPEN PLAN LOUNGE / DINER

19'8 x 15'2 (maximum measurement) (5.99m x 4.62m (maximum measurement))

Exposed wooden floor boards, beamed ceiling, radiator, feature granite walls, granite inglenook fireplace with wood burning stove on a slate hearth, recess to the side with fitted shelving.

Dining area - wooden floor boards, useful understairs storage area with electric consumer unit. Double doors leading into...

KITCHEN

10'8 x 6 (3.25m x 1.83m)

Fitted with a range of base and wall mounted high gloss kitchen units with granite effect work surfacing over. Integrated double oven, four ring induction hob, stainless steel sink and drainer with mixer tap, tiled splash back, space for fridge freezer, double glazed door and window to the rear.

Door leading into...

BATHROOM

11'6 x 5'4 (3.51m x 1.63m)

Corner shower cubicle with glass shower screen and mains fed shower, panel enclosed bath, heated towel rail, low level w/c, wash hand basin with tiled splash back. Tiled flooring, inset ceiling spot lights, window to the rear, recessed shelving.

From the entrance vestibule, carpeted stairs lead up to...

FIRST FLOOR LANDING

Fitted carpet, loft access, door leading into...

BEDROOM 1

11'10 x 10'4 (3.61m x 3.15m)

Fitted carpet, radiator, double glazed window to the front with window seat below.

BEDROOM 2

8'10 x 8'2 (2.69m x 2.49m)

Fitted carpet, radiator, double glazed window to the front with window seat below.

BEDROOM 3

9'6 x 8 (narrowing to 6'1) (2.90m x 2.44m (narrowing to 1.85m))

Fitted carpet, double glazed window to the rear, radiator, sloping ceiling.

W/C

5'2 x 2'10 (1.57m x 0.86m)

Low level w/c, wall hung wash hand basin, sloping ceiling, exposed floor boards.

OUTSIDE REAR

Access via the kitchen leads onto a rear courtyard with wooden doors leading into...

UTILITY ROOM

7'8 x 5'3 (2.34m x 1.60m)

Space and plumbing for a washing machine, tumble drier and fridge freezer. Fitted shelving, wall mounted gas fired boiler, sloping roof.

REAR GARDEN

From the courtyard, steps lead up to a wooden gate to the side, providing access into a covered seating area with ample space for table and chairs and barbeque, enclosed by fencing,

There is a good sized greenhouse, pathway leading to a further gravelled seating area.

Pathway leading to a lawned garden area and gated access leads to a section of the garden which is laid to lawn, decking and paving.

Steps up to raised wooden decking offering superb far reaching views Hayle Town and across to Phillack, Access leads into...

SUMMER HOUSE

15 x 13'1 (4.57m x 3.99m)

A good sized summer house which is split into two rooms with power and light connected, double glazed windows to the front and side and double glazed door to the rear.

To the side of the summer house there is access into a useful workshop space.

PARKING

Situated directly in front of the property is an offroad parking space for one car.

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

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

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

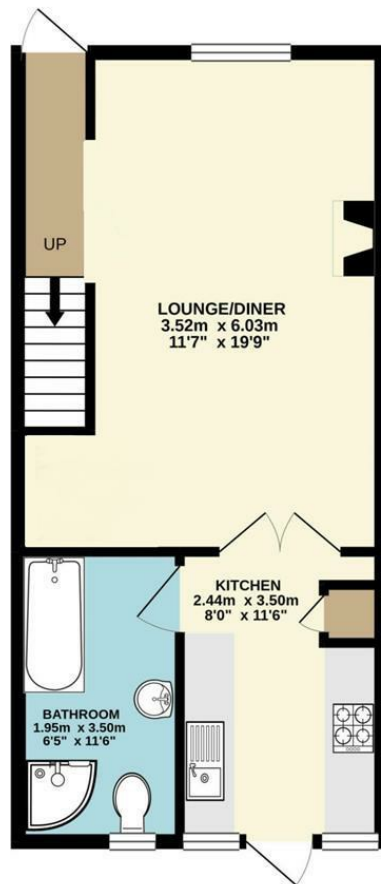
Non-coal mining area: Yes

Energy Performance rating: C

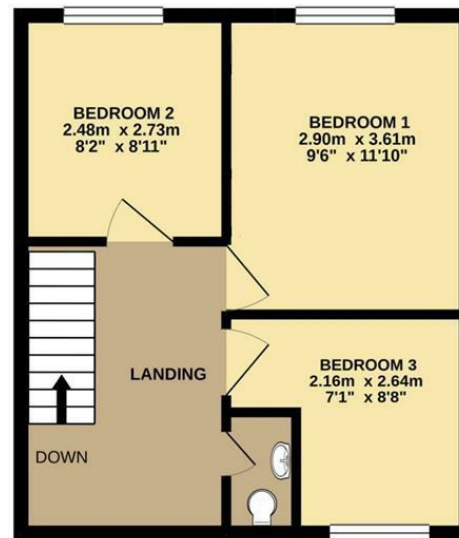
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

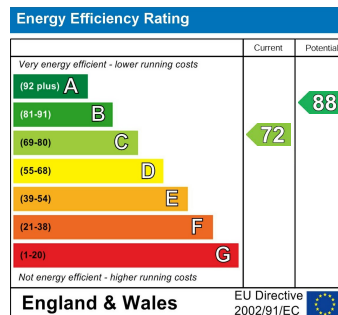
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix 1/2021.



Directions To Property

From our Hayle office, turn left and take the next right onto Lower Church Street, continue up this road into Higher Church Street. At the junction turn left where the property will soon be seen on your right hand side.

Contact Us

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