

Long Croft Crescent

Hayle

TR27 4FT

Offers In The Region Of
£410,000

- A SUPERBLY PRESENTED DOUBLE FRONTED FAMILY HOME
- 3 BEDROOM (MASTER ENSUITE)
- OPEN PLAN KITCHEN DINER
 - UTILITY ROOM
 - GARAGE
- DRIVEWAY PARKING
- GAS FIRED CENTRAL HEATING
- SITUATED ON A POPULAR RESIDENTIAL DEVELOPMENT
- ENCLOSED LANDSCAPED GARDEN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1001.00 sq ft



3



2



1



B83

Entrance door into...

ENTRANCE HALLWAY

Vinyl wood effect flooring, radiator carpeted stairs to first floor level, various doors leading off. Door leading into...

W/C

5'5 x 3'5 (1.65m x 1.04m)

Low level w/c, vinyl wood effect flooring, heated towel rail, pedestal wash hand basin with monobloc tap, tiled splash back, ceiling mounted extractor fan.

LOUNGE

19'9 x 10 (6.02m x 3.05m)

Vinyl flooring, double glazed box bay window to the front aspect, two radiators, double glazed window to the side.

KITCHEN DINER

14'11 x 9'7 (maximum into bay) (4.55m x 2.92m (maximum into bay))

KITCHEN: Fitted with modern, high gloss base and wall mounted units with marble effect work top over. Stainless steel one and half bowl sink and drainer with mixer tap, double glazed window to the side.

Integrated oven and electric induction hob over, splash back, stainless steel and glass extractor above. Integrated fridge freezer and dishwasher, cupboard housing gas fired combination boiler, breakfast bar with space for 3 bar stools, vinyl wood effect flooring, inset LED ceiling spot lights.

DINING AREA: Double glazed French doors to the side and double glazed box bay window to the front aspect, radiator.

UTILITY ROOM

6'10 x 6'2 (2.08m x 1.88m)

Vinyl flooring, radiator, space and plumbing for washing machine and tumble drier, Stainless steel one and a half bowl sink and drainer with mixer tap, double glazed window to the rear, radiator, ceiling mounted extractor fan.

From the entrance hallway, carpeted stairs lead to...

FIRST FLOOR LANDING

Vinyl wood effect flooring, radiator. Door leading into...

BEDROOM 1

13'5 x 12'3 (4.09m x 3.73m)

Vinyl wood effect flooring, double glazed box bay window to the front, built in cupboard with hanging rail, door into...

ENSUITE SHOWER ROOM

6'5 x 5'3 (1.96m x 1.60m)

Corner shower cubicle with mains fed shower, tiled surround, curved glass doors, low level w/c, pedestal wash hand basin, with monobloc tap, heated towel rail, inset ceiling LED lights, vinyl flooring, obscured double glazed window to the front.

BEDROOM 2

12'2 x 10 (3.71m x 3.05m)

Vinyl wood effect flooring, double glazed box bay window to the front, radiator.

BEDROOM 3

10 x 7'4 (3.05m x 2.24m)

Vinyl wood effect flooring, double glazed window to the side, radiator.

BATHROOM

7'3 x 6'5 (2.21m x 1.96m)

Panel enclosed bath with shower screen, mixer tap and mains fed shower over. Pedestal wash hand basin, tiled splash back, vinyl flooring, heated towel rail, obscured double glazed window to the side, ceiling mounted extractor fan, inset ceiling LED lights.

OUTSIDE

Access from the kitchen diner leads to a paved patio area with gravel borders, gated access to the front. Gravel pathway leads to a raised garden area, laid to artificial lawn with flower bed borders, enclosed by walling.

Area laid to chippings with space for table and chairs. Outside tap, and external power supply.

Pedestrian door into...

GARAGE

18'3 x 9'5 (5.56m x 2.87m)

Fitted with an up and over door. Power and light supplied, pitched roof.

DRIVEWAY

Situated directly in front of the garage is a driveway providing offroad parking for 1-2 cars.



MATERIAL INFORMATION

Verified Material Information

Council tax band: C

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and 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: Level access

Coal mining area: No

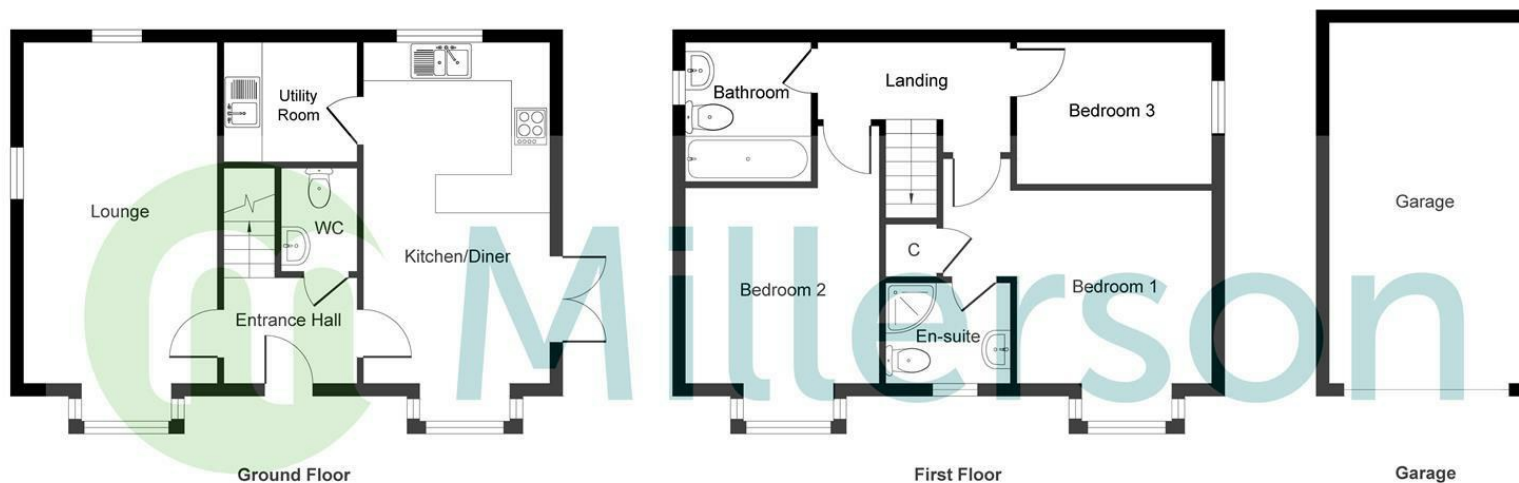
Non-coal mining area: Yes

Energy Performance rating: B

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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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (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

From our Hayle office turn left and proceed along Fore Street and turn right onto Lower Church Street. Continue up this road to the top and turn right onto Bodriggy Street, follow this road and turn left after the railway bridge. Continue along this road and turn left at the junction onto High Lanes, follow this road and turn left into Long Croft Crescent, turn right and then left, where the property will soon be seen on your left.

Contact Us

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