

Feeding Field Close

Hayle

TR27 4FH

Asking Price £187,500

- A VERY WELL PRESENTED TWO BEDROOM APARTMENT
- LOCATED ON THE GROUND FLOOR
- MODERN DEVELOPMENT
- POPULAR RESIDENTIAL LOCATION
- WELL PLACED FOR LOCAL AMENITIES AND NEARBY SCHOOLS
- GAS HEATING
- SPACIOUS OPEN PLAN LIVING ACCOMMODATION
 - ALLOCATED PARKING
 - SECURE BIKE STORE
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 645.00 sq ft



Communal entrance leading to front door.

ENTRANCE HALLWAY

Fitted carpet, radiator, double glazed window to the front, built in cupboard, door leading off. Door into..

OPEN PLAN LOUNGE KITCHEN / DINER

22'2 x 14'4 (6.76m x 4.37m)

KITCHEN - Fitted with a range of high gloss base and wall mounted units with wood effect roll top work surface, stainless steel one and a half bowl sink and drainer with mixer tap. Space for dishwasher, washing machine and fridge freezer. Double glazed window to the front, four ring gas hob, stainless steel extractor above, electric oven below, cupboard housing gas boiler, inset ceiling spot lights, vinyl tile effect flooring.

LOUNGE / DINER -A most spacious living space, fitted carpet, double glazed windows to two sides, two radiators.

BEDROOM 1

11'7 x 9'11 (35.66m x 3.02m)

Fitted carpet, double glazed window to the rear aspect, radiator.

BEDROOM 2

11'7 x 6'9 (3.53m x 2.06m)

Fitted carpet, radiator, double glazed window to the rear aspect.

BATHROOM

6'6 x 6'4 (1.98m x 1.93m)

Panel enclosed bath with mains fed shower over, glass shower screen to the side, tiled surround, pedestal wash hand basin with monobloc tap, tiled splash back, shaver socket, low level w/c obscured double glazed window to the front, vinyl tile effect flooring, radiator, inset ceiling spot lights, ceiling mounted extractor fan.

OUTSIDE

To the rear of the property is an allocated parking space as well as visitor parking spaces. Secure access leads to a bike store for the use of the residence within the block.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 999 years remaining (990 years from 2016)

Service charge: £938.78 pa

Property type: Flat

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: Allocated, Off Street, and Private

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.





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Are You....

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		

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