



Caroline Row

Hayle

TR27 4EQ

£285,000

- WELL PRESENTED 2 BED PERIOD HOUSE
- POPULAR LOCATION CLOSE TO MANY AMENITIES
- GAS CENTRAL HEATING
- LARGE REAR GARDENS
- RECENTLY UPDATED BY THE CURRENT OWNER
  - VIEWING HIGHLY RECOMMENDED
  - NO ONWARD CHAIN
  - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 839.58 sq ft



### ENTRANCE HALL

Staircase rising to the first floor with built in under stairs storage cupboard, radiator, access to the lounge and kitchen.

### LOUNGE

13'0 x 11'9 (3.96m x 3.58m)

Inset gas fire with attractive bricked surround and wooden mantle, radiator, upvc double glazed window to the front, beamed ceiling.

### KITCHEN

10'04 x 10'0 (3.15m x 3.05m)

Sink unit with adjoining work surfaces incorporating a 4 ring ceramic hob with oven below and extractor over, extensive range of base and eye level units, tiled flooring, upvc double glazed window to the rear, access to the utility room.

### UTILITY ROOM

Fitted work surface with recess and plumbing below for washing machine and tumble dryer, wall mounted gas central heating boiler, window and door leading to the garden.

### FIRST FLOOR LANDING

Access to the two bedrooms and family bathroom.

### BEDROOM 1

13'2 x 11'8 (4.01m x 3.56m)

Upvc double glazed window to the front, wooden flooring, radiator, feature fireplace.

### BEDROOM 2

16'4 x 10'0 (4.98m x 3.05m)

Radiator, upvc double glazed window to the rear overlooking the gardens.

### FAMILY BATHROOM

Freestanding bath, shower cubicle with electric shower over, low level w.c, pedestal wash hand basin, radiator, towel rail.

### OUTSIDE

To the rear of the property there is a large garden which consists of separate patio and decked seating areas along with a wide variety of established plants and shrubs. There is also a useful

block built shed, outside W.C and pedestrian access to the side that leads to the front of the property.

### AGENTS NOTE

The next door neighbour has pedestrian right of way at the rear of the property that gives access to the side.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: B

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: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: On Street and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Neighbors have used entry access to rear garden Although recently this hasn't been used much

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: E

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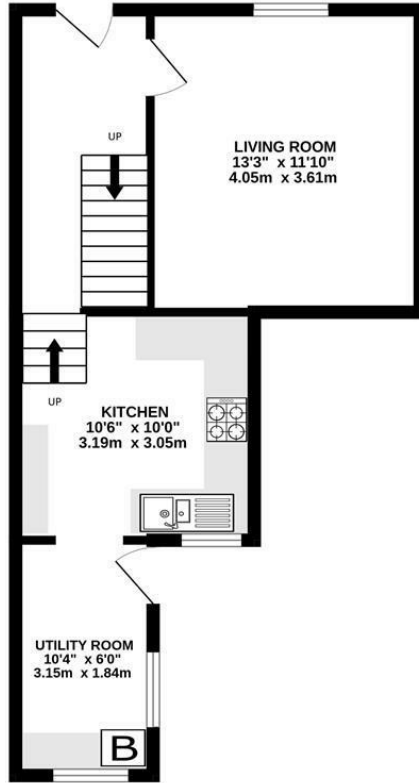
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

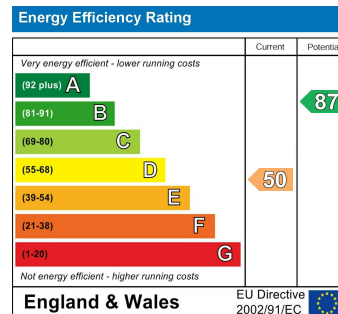


1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

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.  
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Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins  
01726 72236

## Contact Us

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

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