



Bowling Green Court

Hayle

Asking Price £200,000

- A WELL PRESENTED TWO BEDROOM FAMILY HOME
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- GAS FIRED CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN
- PARKING
- POPULAR RESIDENTIAL TERRACE
- AN IDEAL FIRST TIME BUY PROPERTY
- SC QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 678.00 sq ft



Entrance door into...

ENTRANCE HALLWAY

Vinyl flooring, radiator, carpeted stairs to first floor level, glazed door into...

KITCHEN

12 x 9'10 (3.66m x 3.00m)

Fitted with a range of cream coloured, shaker style base and wall mounted kitchen units with wood effect work surfacing over.

Stainless steel sink and drainer with mixer tap, tiled splash back, double glazed window to the front. Washing machine and dishwasher, wall mounted gas boiler, freestanding cooker, tiled splash back, stainless steel extractor above.

Integrated fridge freezer, glass display cabinet, ceiling mounted spot lights, radiator, tiled floor, useful understairs storage cupboard.

Open into..

LOUNGE

13'6 x 13 (4.11m x 3.96m)

Laminate flooring, radiator, double glazed sliding patio doors leading onto rear garden.

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

FIRST FLOOR LANDING

Fitted carpet, loft hatch, doors leading off, door into...

BEDROOM

12'11 x 9'8 (3.94m x 2.95m)

Fitted carpet, radiator, two double glazed windows to the rear.

BEDROOM

13 x 9'3 (maximum) narrowing to 5ft (3.96m x 2.82m (maximum) narrowing to 1.52mft)

Fitted carpet, two double glazed windows to the front aspect with distant views towards Phillack and the Towans, radiator, built in cupboard with fitted shelving and hanging rail.

BATHROOM

Attractively fitted with a modern white suite comprising, P

shaped bath with mixer tap and shower head attachment, glass shower screen, tiled surround. wall hung wash hand basin with monobloc tap, concealed cistern w/c with push button flush, heated towel rail, large wall mounted glass mirror, wall light and inset ceiling spot lights,

OUTSIDE

To the rear of the property there is a patio area enclosed by fencing and hedging. Steps lead up to a split level garden, designed with low maintenance in mind and laid to gravel.

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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

First Floor

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		89
(81-91) B		
(69-80) C	75	
(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		

Buying To Rent Out?

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
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