



Bodriggy Court

Sea Lane

Hayle

TR27 4NE

Asking Price £185,000

- 4 BED HOUSE
- SPACIOUS ACCOMMODATION IN NEED OF MODERNISATION
- MAINS GAS CONNECTED
- ENCLOSED COURTYARD GARDEN TO THE REAR
 - POPULAR CENTRAL LOCATION CLOSE TO MANY AMENITIES
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- NO ONWARD CHAIN



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Tenure - Freehold

Council Tax Band - B

Floor Area - 721.18 sq ft



4



1



2



D55

HALLWAY

Stairs rising to the first floor, door to lounge diner.

LOUNGE DINING ROOM

22'2 x 11'11 (6.76m x 3.63m)

A spacious, dual aspect room with double glazed window to the front and double doors to the rear leading to the courtyard garden.

KITCHEN

9'5 x 7'1 (2.87m x 2.16m)

Sink unit with adjoining work surfaces, base and eye level units, recess for fridge freezer and washing machine, double glazed window to the rear, built in cupboard housing the gas warm air system.

FIRST FLOOR

Access to loft space, built in cupboard housing the hot water tank.

BATHROOM

7'2 x 5'0 (2.18m x 1.52m)

Panelled bath with shower over, low level w.c, wash hand basin, double glazed obscure window to the rear.

BEDROOM 1

10'9 x 7'6 (3.28m x 2.29m)

Double glazed window to the front, built in wardrobe.

BEDROOM 2

10'4 x 7'1 (3.15m x 2.16m)

Double glazed window to the rear.

BEDROOM 3

8'0 x 7'10 (2.44m x 2.39m)

Built in wardrobe, UPVC double glazed window to the front.

BEDROOM 4

7'5 x 6'7 (2.26m x 2.01m)

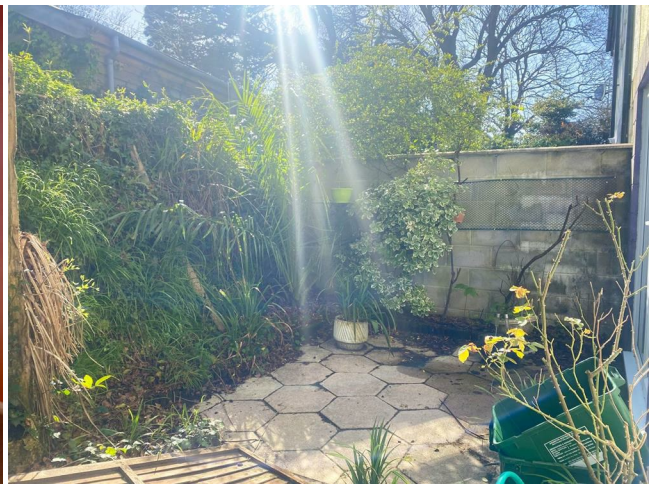
Double glazed window to the front.

OUTSIDE

To the rear there is an enclosed, low maintenance courtyard garden.

PARKING

There is an allocated parking space located a short distance away from the property.



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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Contact Us

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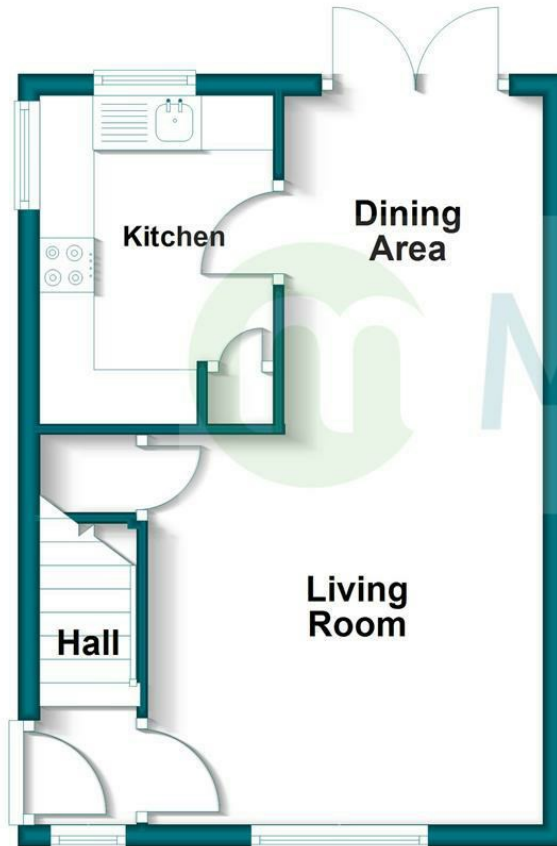
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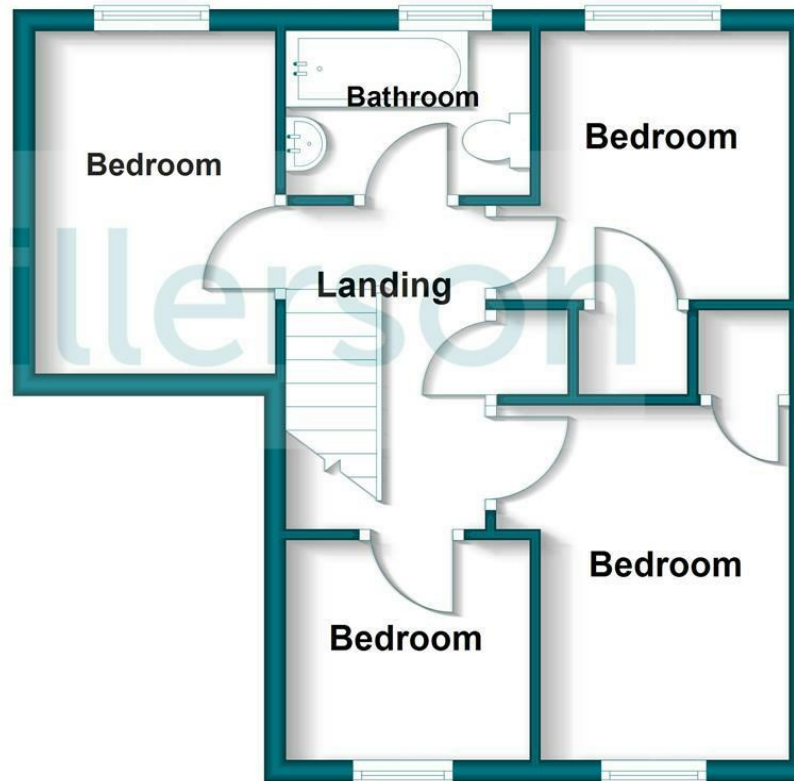
Ground Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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