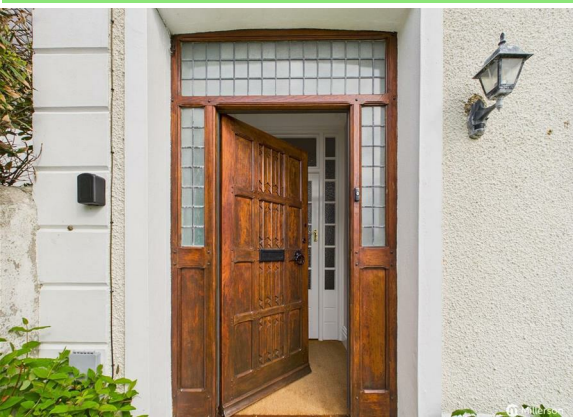




Trelissick Road Hayle TR27 4HY

Asking Price £550,000

- A SUPERBLY PRESENTED FOUR BEDROOM PERIOD PROPERTY
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- SITUATED WITHIN A HIGHLY REGARDED RESIDENTIAL LOCATION
- BEUTIFULLY LANDSCAPED GARDENS
 - A MODERN WELL EQUIPPED KITCHEN
 - SPACIOUS LIVING ACCOMMODATION
- ORIGINAL CHARACTER FEATURES
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1636.00 sq ft



4



2



1



E53

Entrance door with obscured glazed, top and side window, opening into...

ENTRANCE VESTIBULE

4'8 x 4'2 (1.42m x 1.27m)

Entrance matting, door into...

ENTRANCE HALLWAY

Wood flooring, radiator, carpeted stairs to first floor level, high ceilings, useful understairs storage with bifold doors, door into...

LOUNGE

16'5 x 15'3 (5.00m x 4.65m)

Wood flooring, radiator, two heating radiators, feature wood burning stove on a granite hearth with a recess either side.

Double glazed wooden sash bay window to the front, bifolding glazed doors leading into...

DINING ROOM

14'3 x 11'10 (4.34m x 3.61m)

Wooden flooring, high ceilings, picture rail, two double glazed wooden sash windows to the side, feature brick fireplace with marble surround and slate hearth, radiator, glazed double doors leading into...

SUNROOM

10'1 x 5'2 (3.07m x 1.57m)

Enjoying a delightful, sunny aspect. Tiled flooring, electric heater, double glazed widows to three sides, double glazed sloping roof, glazed door leading onto rear garden.

From the entrance hallway, door leading into...

RECEPTION ROOM

11'9 x 10'4 (3.58m x 3.15m)

Wooden flooring, wooden double glazed sash window to the side with wooden window cill. Door into...

W/C

5'10 x 3'3 (1.78m x 0.99m)

Low level w/c with push button flush, wash hand basin with tiled splash back, storage below, obscured double glazed window to the side.

KITCHEN

18'7 x 10'7 (5.66m x 3.23m)

Attractively fitted with a modern range of based and wall mounted shaker style units with quartz work surfacing over. Five ring gas hob with tiled splash back, extractor above.

Integrated microwave, and oven, undercounter Belfast sink with mixer tap, double glazed window to the side, with deep window cill. Space for washing machine and fridge freezer, inset ceiling spot lights, tiled flooring, built in cupboard housing gas boiler with shelving to the side, double glazed window to the rear, with garden views, integrated Neff dishwasher, tiled flooring, glazed double doors leading onto the rear garden.

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

FIRST FLOOR

Fitted carpet, high ceiling, split level landing with steps either side. Steps up and door into...

LANDING

Fitted carpet, obscured double glazed sash window to the side. Part sloping ceiling with loft hatch, cupboard with shelving, radiator, ceiling spot lights. Door to...

BATHROOM

12'9 x 6'7 (3.89m x 2.01m)

Freestanding roll top bath, pedestal wash hand basin, tiled walls, vinyl flooring, obscured double glazed sash window to the side. Low level w/c, corner shower cubicle with mains fed shower, tiled surround, sloping ceiling with inset spot lighting.

BEDROOM 1

18'7 x 10'11 (5.66m x 3.33m)

Fitted carpet, part exposed ceiling beams, two radiators, two double glazed sash windows to the side enjoying garden and distant rural views.

Door into...

ENSUITE

6'5 x 4'3 (maximum measurement) (1.96m x 1.30m (maximum measurement))

Low level, w/c with push button flush, wall mounted wash hand basin, tiled walls, radiator, shower cubicle with mains fed shower. Vinyl flooring, inset ceiling spot lights.



TOP LANDING

Fitted carpet, loft hatch, door into...

BEDROOM 2

15'6 x 12'9 (maximum into bay) (4.72m x 3.89m (maximum into bay))

Fitted carpet, radiator, cast iron fireplace with wooden mantle over. Double glazed sash bay window to the front with distant rural views.

BEDROOM 3

14'6 x 11'9 (max into wardrobe) (4.42m x 3.58m (max into wardrobe))

Fitted carpet, double glazed sash window to the rear with garden views, radiator, built in wardrobes.

BEDROOM 4

11'7 x 7'9 (maximum measurement) (3.53m x 2.36m (maximum measurement))

Fitted carpet, radiator, double glazed sash window to the front, radiator.

OUTSIDE

The property is approached via gated pathway leading to the front door. There is a small garden area to the front which leads onto the driveway, providing offroad parking.

REAR GARDEN

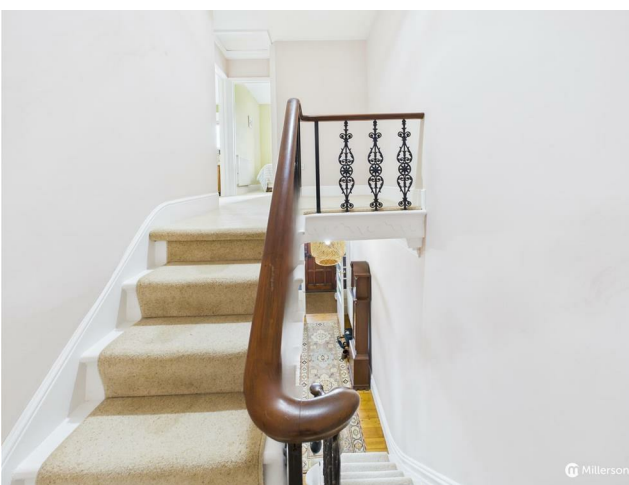
A particular feature of this property is the delightful rear garden which has been beautifully landscaped. There is a large paved patio ideal for alfresco dining.

A paved pathway leads to a greenhouse and timber shed with gated access onto the front driveway.

The main garden is laid to lawn, enclosed by an attractive red brick wall to the side. Central flower bed fruit tree. The garden enjoys a sunny aspect, high degree of privacy and is well stocked with mature shrubs and bushes.

To the far end of the garden is a useful, red brick potting shed.

MATERIAL INFORMATION





Trelissick Road, Hayle, TR27 4HY

Verified Material Information

Council tax band: D

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: Septic tank

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

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: E

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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.



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

01726 72236

ecollins@millerson.com

Contact Us

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Hayle
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E: hayle@millerson.com

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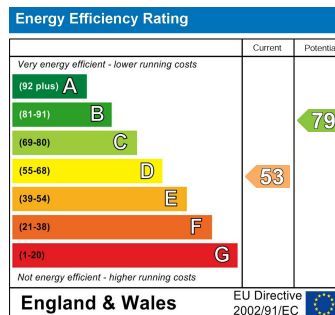
Approximate total area[®]
1772 ft²
164.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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