



Caroline Row

Hayle

TR27 4EQ

Asking Price £220,000

- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
  - PARKING SPACE
  - TWO BEDROOMS
  - ATTIC ROOM
  - KITCHEN/DINER
- OVER LOOKING OPEN GREEN
  - SITTING ROOM
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 688.00 sq ft



#### PROPERTY

An attractive semi-detached, stone-fronted cottage with lovely granite quoins and lintels which has been extended over the years. The accommodation comprises: entrance hall, sitting room with wood burning stove, bright kitchen/diner, bathroom, landing, two bedrooms and an attic room with skylights. Outside there is a level and enclosed rear garden with shed, lawn area and gate leading to the off-road parking space. The property overlooks a small open lawn common.

#### LOCATION

This is a lovely location in the Venton League area of town, a short walk from the park, the Copper House area and the Copper House Pool. There are many local facilities nearby including local shops, public houses, restaurants, parks and good walking. Hayle is an historic coastal town on the north Cornwall coast, known for its sandy beaches, scenic dunes, and wildlife-rich estuary. Once an industrial hub for mining and smelting, it's now a charming town with shops, trails, and attractions like Paradise Park and Godrevy Lighthouse. Hayle blends history, nature, and community for visitors to explore and enjoy.

#### ACCOMMODATION COMPRISES

All dimensions are approximate and measurements are taken by LIDAR.

#### ENTRANCE HALL

Upvc double-glazed door, leading into hallway with stairs to first floor, wall-mounted consumer unit, wall-mounted double panelled radiator, two built-in cupboards, loft access to single storey loft.

#### SITTING ROOM

With double-glazed window to front aspect, multi-fuel stove inset into fireplace, granite lintel over with recessed alcoves to either side, double-panelled radiator, ample power points, TV ariel point, coved and skimmed ceilings.

#### KITCHEN/DINER

A spacious and light dual-aspect room with double-glazed windows to side and rear aspects and double-glazed door to side, wall-mounted panelled radiator, built-in breakfast bar area, range of kitchen units with single drainer steel sink unit with mixer taps, space for electric cooker point, space for washing machine, space for fridge, wall-mounted and recently installed Worcester gas combination boiler, double-glazed door to rear garden,

#### BATHROOM

Pedestal wash basin, wall-mounted panelled radiator, close-coupled WC, panelled bath with shower screen and electric shower, tiled splash back, built-in cupboard with shelving, double-glazed window to rear aspect.

#### LANDING

Stained glass sash window to rear aspect.

#### BEDROOM ONE

Double-glazed window to front aspect, panelled radiator. skimmed ceilings.

#### BEDROOM TWO

Double-glazed window to front aspect, stairs to attic room

#### ATTIC ROOM

9'6" x 9'5" (2.90m x 2.89m)

Two skylights, power and light and door to further storage area.

#### SERVICES

All mains services, mains gas (gas boiler in kitchen) water, electricity and drainage.

Council Tax 'B'

#### DIRECTIONS

From our office turn left and proceed East towards the A30 roundabout, go past the Texaco garage and over the traffic lights and take the second right after the lights and turn up Caroline Row, proceed to the top and the property will be found marked with a Millerson for sale board.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Hayle Conservation Area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No



Accessibility and adaptations:

None

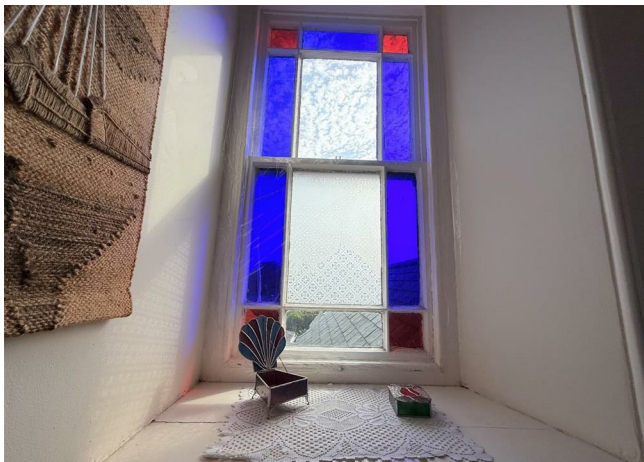
Coal mining area: No

Non-coal mining area: Yes

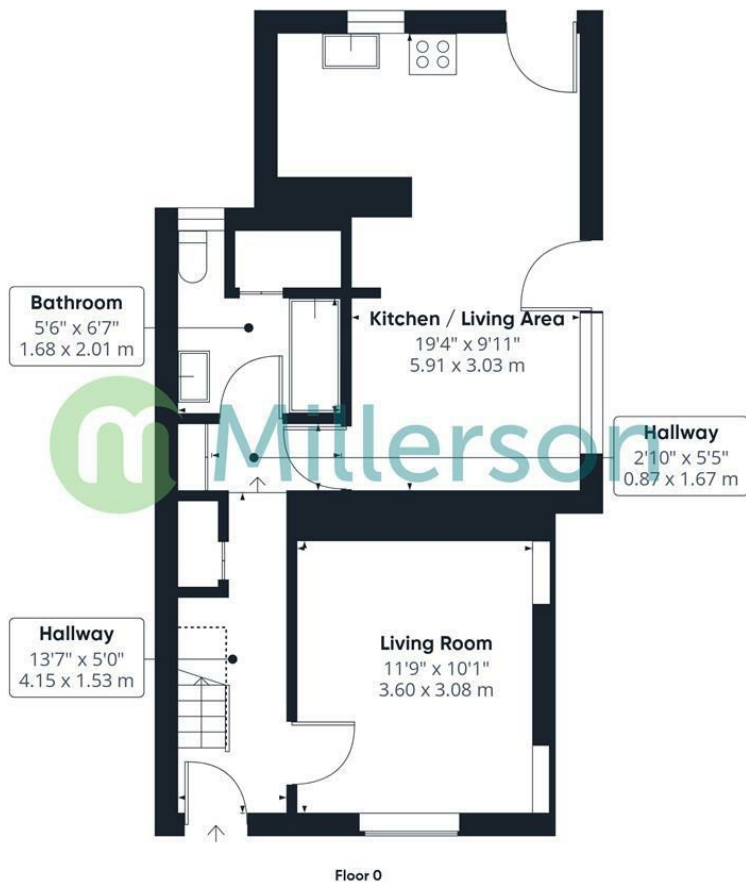
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

View Material Information Certificate







Approximate total area<sup>(1)</sup>

644 ft<sup>2</sup>  
59.8 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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Cornwall

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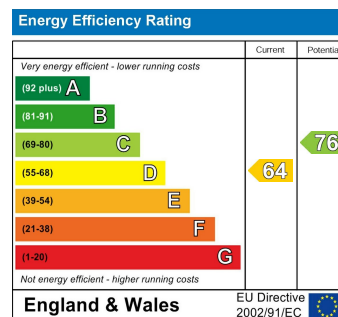
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