

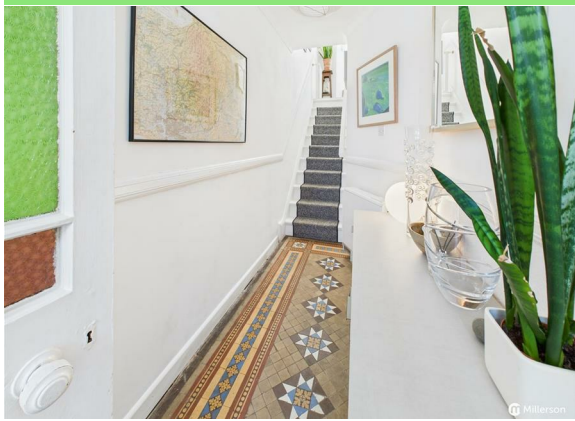
Guildford Road

Hayle

TR27 5HU

Asking Price £155,000

- CHARACTER APARTMENT
  - NO ONWARD CHAIN
- WELL PROPORTIONED ROOMS
  - TWO DOUBLE BEDROOMS
- EDGE OF TOWN LOCATION
  - COUNCIL TAX BAND A
- IDEAL FOR FIRST TIME BUYERS
  - 990+ YEAR LEASE
  - ON STREET PARKING SITUATED CLOSEBY
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 745.00 sq ft



#### PROPERTY DESCRIPTION

An attractive and well-proportioned two-storey apartment offering two double bedrooms and plenty of character. The accommodation briefly comprises an entrance vestibule and an inviting entrance hall featuring original Victorian floor tiles. The first-floor landing leads to a spacious lounge, a well-appointed kitchen, a double bedroom, a bathroom and a separate WC. On the second floor, you'll find an additional generous double bedroom with exposed beams and a skylight, adding charm and natural light.

#### LOCATION

Hayle is a coastal town in West Cornwall, known for its wide sandy beaches, scenic estuary, and rich industrial heritage. Once a major hub of Cornwall's mining and engineering industries, the town is now celebrated for its natural beauty and relaxed seaside atmosphere. The Hayle Estuary, an important RSPB nature reserve, attracts birdwatchers year-round, while Gwithian and Hayle Towans offer miles of dunes and surf-friendly shores. With a mix of independent shops, cafés, and historic sites, Hayle blends coastal charm with a strong sense of community.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

#### ENTRANCE VESTIBULE

New composite part glazed front door leading into the vestibule with original Victorian decorative floor tiles, half glazed side screens and half glazed door leading into:

#### ENTRANCE HALL

Decorative Victorian floor tiling, dado rail, pendant light, Quantum electric wall mounter heater, stairs to first floor.

#### FIRST FLOOR LANDING

With large airing cupboard with shelving and insulated hot water tank, wall mounted electric panel radiator and double glazed window to side aspect.

#### LOUNGE

Double glazed window to rear aspect, Haverland wall mounted electric heater, coved ceilings.

#### BEDROOM ONE

Double glazed window to front aspect, Quantum Dimplex electric wall mounted heater, coved ceilings.

#### KITCHEN

Double glazed window to the front aspect, Range of base units and draws, wood effect work tops, space and plumbing for washing machine and fridge, inset stainless steel sink unit with mixer taps, tiled splash back,

various wall units, electric cooker point, with extractor hood over, ceiling mounted smoke alarm.

#### BATHROOM

With panelled bath with electric shower, pedestal wash basin, obscure double glazed window to rear, tiled walls, shaver socket.

#### SEPERATE WC

With close coupled WC, wash basin and obscure double glazed window to side aspect.

#### SECOND FLOOR LANDING

Door leading to:

#### BEDROOM TWO

A spacious attic room bedroom with sky light with views out to the railway viaduct, storage space in eaves, wall mounted electric room heater and recess.

#### SERVICES

Mains water, electricity and drainage. Council tax band 'A'. Airing cupboard housing immersion tank on rear landing.

#### PARKING

There is no allocated parking with the property but ample on street parking situated close by.

#### DIRECTIONS

From the Lidl supermarket, leave the carpark and turn right and the at the roundabout turn left, proceed up Guildford Road for about 1/3 of a mile and just before the archway under the viaduct the property is found on the left.

#### AGENTS NOTE

Tenure: Leasehold, with a 999-year lease commencing in 2019. The building is managed by two directors, one of whom is the owner of this flat. The service charge is £50 per calendar month, which includes building insurance, with any surplus allocated to a sinking fund for ongoing maintenance. Lease Restrictions: Please note that pets are not permitted under the terms of the lease.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: A

Tenure: Leasehold

Lease length: 993 years remaining (999 years from 2019)

Service charge: £600 pa

Property type: Maisonette





Property construction: Standard construction  
 Energy Performance rating: E  
 Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Room heaters only is installed.  
 Heating features: Double glazing and Night storage  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
 Parking: None  
 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  
 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.



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

745 ft<sup>2</sup>  
69.2 m<sup>2</sup>

#### Reduced headroom

32 ft<sup>2</sup>  
3 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

Millerson Estate Agents

50 Fore Street

Hayle

Cornwall

TR27 4DY

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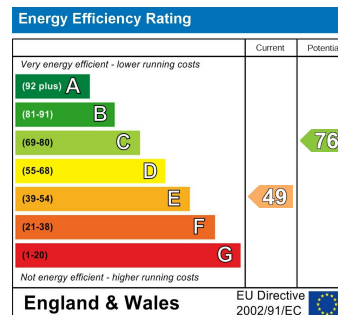
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