



Vicarage Gate

St. Erth

Hayle

TR27 6JB

£295,000

- SPACIOUS AND WELL PRESENTED HOUSE
- 3 BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- WELL ENCLOSED GARDEN
- GARAGE
- NO ONWARD CHAIN



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 796.52 sq ft



ENTRANCE HALL

Two built in cupboards with one housing the hot water tank, stairs rising to the first floor.

KITCHEN

One and a half sink unit with adjoining work surfaces, range of base and eye level units, recess for washing machine and fridge freezer, freestanding cooker with oven below, UPVC double glazed window to the front.

LOUNGE

A spacious room with single and double doors leading to the conservatory, television point, fireplace (blocked) with surround and mantle.

CONSERVATORY

Double glazed windows on three sides under a pitched glazed roof, door to the rear leading to the garden.

FIRST FLOOR

Access to loft space.

BATHROOM

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

BEDROOM 2

UPVC double glazed window to the rear, built in wardrobes.

BEDROOM 1

UPVC double glazed window to the front, built in wardrobes.

BEDROOM 3

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

GARDENS

At the front of the house there is a patio and graveled chippings. To the rear there is a good size lawned garden with timber shed. All very well enclosed by fencing and with a pedestrian gate to the rear leading to the service lane and garage.

GARAGE

16'0 x 8'0 (4.88m x 2.44m)

Metal up and over door, roof storage.



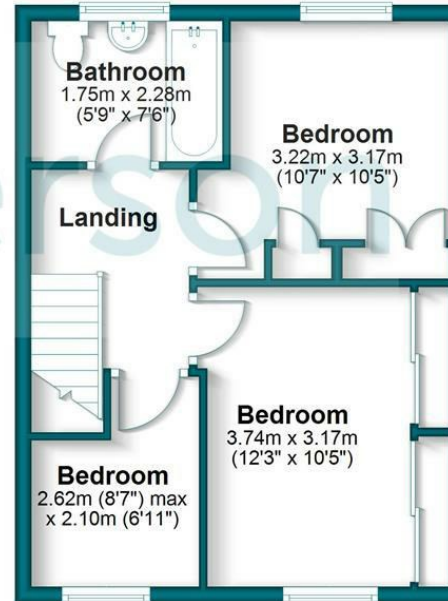
Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 87.8 sq. metres (945.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 42 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Directions To

From the Hayle office head towards Foundry Square roundabout and take the first exit. Head up Foundry Hill and turn right into Water Lane. At the end of this road turn left and follow the road into St Erth turning left into Chapel Hill. Proceed along Fore Street and turn left into Vicarage Gate where the property will be found on the right.

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Valuation Request

