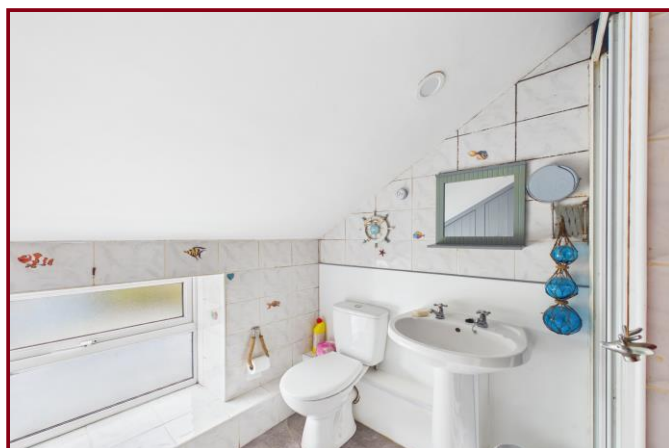




MAP estate agents
Putting your home on the map

**Canonstown,
Hayle**

**£155,000
Freehold**





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Hayle**

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Freehold**

Property Introduction

Conveniently situated on the A30 at Canonstown, this one bedroom end-of-terrace cottage is being offered for sale chain-free.

The property is set back from the road by a walled token fore garden.

Internally at ground level, there is a spacious living room and kitchen with the bedroom and shower room located on the first floor.

To the rear of the cottage, there is parking space.

We feel that the cottage makes a great first-time purchase and requires some internal cosmetic updating.

Location

Situated just off the main road in Canonstown, Heidi's Cottage is ideally located between Penzance and Hayle which is in the central area of Penwith.

There is easy access to the north and south coasts with the popular town of St Ives less than five miles away. The larger market town of Penzance has a wider range of amenities and is approximately six miles away.

A quarter of a mile from the property is a mainline Railway Station with direct links to London Paddington and the north of England along with a garage, petrol station and useful shop. There is also a garden centre less than half a mile away and the town of Hayle is approximately two miles away with a wide range of local amenities. Hayle also offers three miles of golden sands to enjoy.

ACCOMMODATION COMPRISES

uPVC double glazed panel door to:-

LIVING ROOM 19' 3" x 8' 2" (5.86m x 2.49m)

uPVC double glazed window to the front. Feature fireplace with decorative back panel with wooden mantel over housing electric fire, understairs storage cupboard and radiator. Multi-paned door to:-

KITCHEN 11' 2" x 8' 5" (3.40m x 2.56m) maximum measurements

uPVC double glazed window to the rear and uPVC double glazed panelled door to the rear. Fitted with a matching range of white wall and base cupboards having adjoining roll top edge working surfaces, incorporating an inset stainless steel single drainer sink unit with mixer tap. Space for cooker, space for fridge and wall-mounted combination gas boiler.

From living room, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft space. Doors off to:-

BEDROOM 10' 8" x 8' 5" (3.25m x 2.56m) maximum measurements, restricted headroom to one wall

uPVC double glazed window to the front enjoying lovely open countryside views and a uPVC double glazed window to the side. Built-in wardrobe and radiator.

SHOWER ROOM

uPVC double glazed obscure glass window to the rear. Independent shower cubicle with glazed screen housing electric shower unit, low level WC and pedestal wash hand basin and bulkhead storage cupboards.

OUTSIDE FRONT

To the front of the property, there is a walled token gravelled fore garden.

REAR

To the rear, there is a vehicle right-of-way for the neighbouring property to access their parking space and beyond this, there is a parking space allocated to Heidi's Cottage.

SERVICES

Mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

From St Erth Roundabout, take the A30 trunk road towards Penzance. On entering Canonstown, you will pass a layby on the left-hand side and the property will then be seen a short distance along on the right-hand side. If using What3words: elect.unafraid.staple

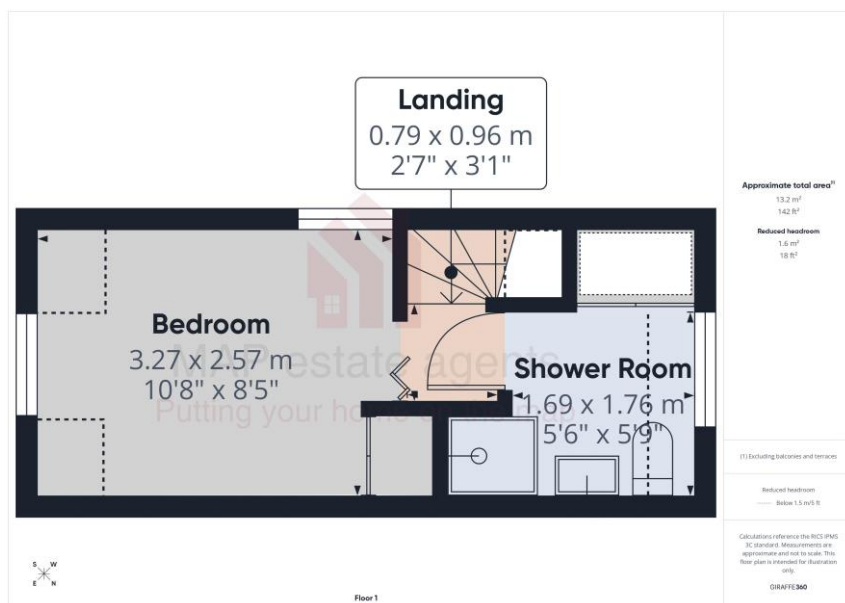


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- One bedroom cottage
- End of terrace
- First floor shower room
- Spacious living room
- Separate kitchen
- Parking space to rear
- Countryside views from bedroom
- No chain sale
- Ideal first time buy



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