



**MAP estate agents**  
Putting your home on the map

**Kernick Way,  
Loggans, Hayle**

**£165,000  
Freehold**





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## **Property Introduction**

Offered to the market with no onward chain, this three bedroomed terraced house offers well proportioned accommodation arranged over two floors. At ground floor level there is a generous living room and kitchen/diner. Upstairs there are three bedrooms and the family shower room.

To the front there is a small walled front garden whilst to the rear there is a generous enclosed lawned garden with a useful garden shed. Unrestricted street parking can be found close by. We feel this makes a great family home.

## **Location**

The property is situated on the outskirts of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 which is approximately half a mile away, Hayle also benefits from a Primary and Secondary school along with a wide range of independent shops and supermarkets. St Ives lies approximately four miles away and is a popular seaside resort with an impressive harbour and is home to the Tate Gallery.

### **ACCOMMODATION COMPRISES**

uPVC double glazed panel door to :-

#### **LOUNGE 15' 9" x 12' 3" (4.80m x 3.73m) maximum measurements**

Double glazed window to front. Radiator. Stairs rising to first floor. Door to:-

#### **KITCHEN/DINER 15' 8" x 9' 9" (4.77m x 2.97m) maximum measurements**

Fitted with a range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit with mixer tap over. Space for cooker. Space and plumbing for washing machine. Space for tumble dryer. Double glazed window to rear. Radiator. Double glazed panel door to rear garden.

From lounge, stairs rising to :-

## FIRST FLOOR LANDING

Access to hatch loft space. Smoke alarm. Doors to:-

## BEDROOM ONE 12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed window to front. Radiator.

## BEDROOM TWO 11' 11" x 7' 10" (3.63m x 2.39m) plus door recess

Double glazed window to rear. Radiator. Built-in double wardrobe.

## BEDROOM THREE 9' 3" x 7' 10" (2.82m x 2.39m) maximum measurements

Double glazed window to front. Radiator.

## SHOWER ROOM

Walk-in shower enclosure with glazed screen housing electric shower unit, low level wc and pedestal wash handbasin. Double glazed window to rear. Radiator.

## OUTSIDE

To the front of the property there is a walled fore garden with a range of shrubs and a palm tree. The rear garden is generous and enclosed making it child and pet friendly. The garden is mainly laid to lawn and incorporates a generous patio seating area and handy garden shed.

## SERVICES

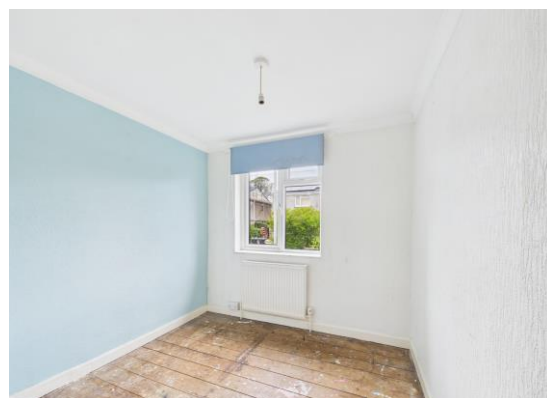
The property benefits from mains water, mains electricity, mains drainage and mains gas.

## AGENTS NOTE

The property's Council Tax band is band 'B'.

## DIRECTIONS

On approaching Loggans roundabout from Hayle take the first exit on to Loggans Road. Continue past Sandy Acres and then take the next left on to Loggans Way. Go past the convenience store and then turn right on to Kernick Way. The property will be seen after a short distance on the right hand side. If using What3Words :- Untrained.Cuddling.Received.

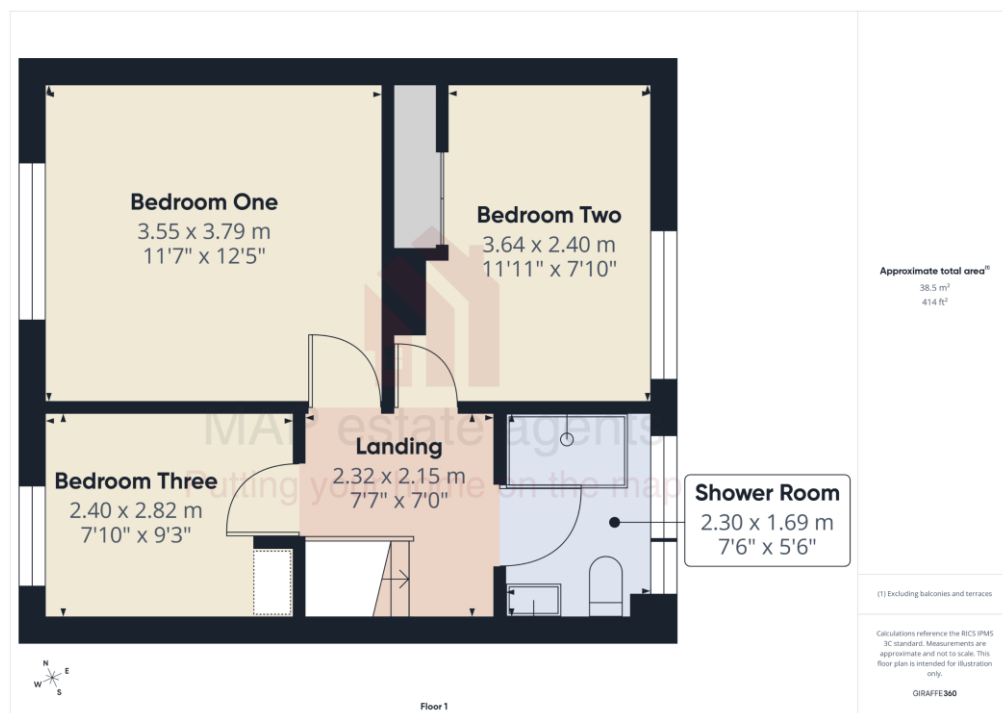
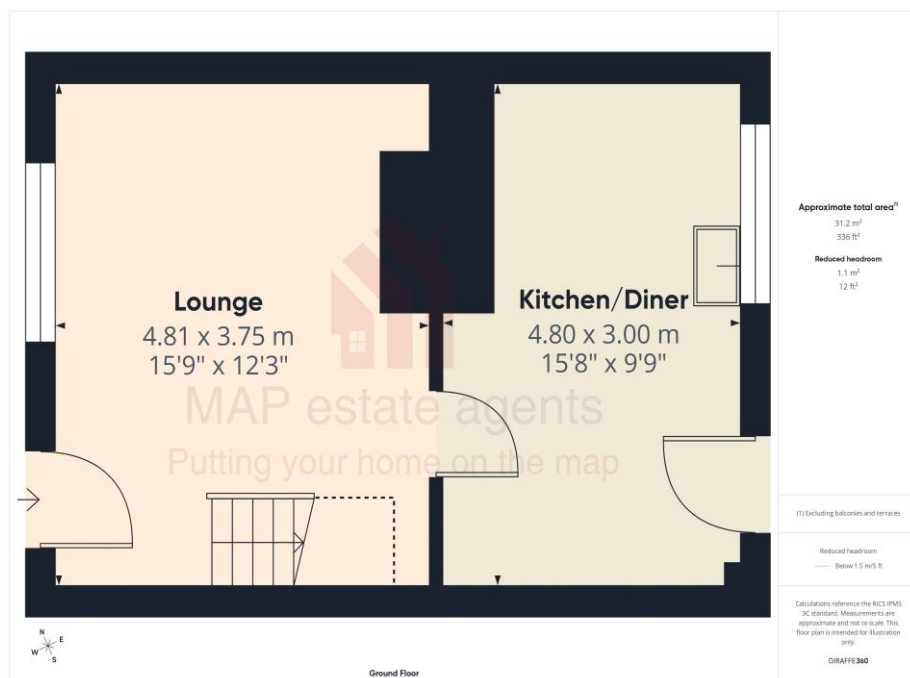


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         | 79        |
| D (55-68)                                   | 66      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-10)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



## MAP's top reasons to view this home

- Three bedrooms
- Generous living room
- Kitchen/diner
- First floor shower room
- Gardens to front and rear
- Gas central heating and double glazing
- Great family home
- Offered for sale with no onward chain



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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