



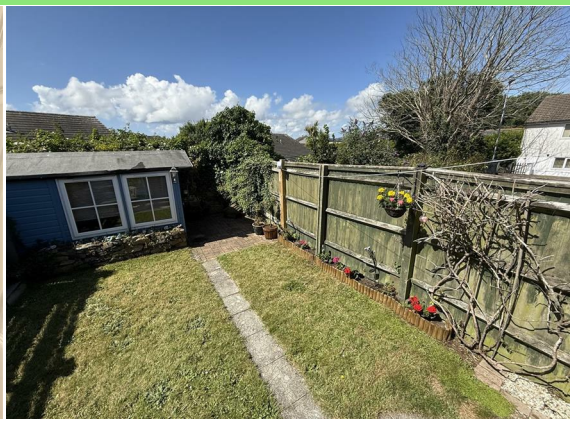
Curnows Road

Hayle

TR27 4RZ

Asking Price £205,000

- TWO DOUBLE BEDROOMS
 - SEMI-DETACHED
 - CORNER PLOT
 - REAR SUN ROOM
- ENCLOSED REAR GARDEN
 - SHED/WORKSHOP
- NEAR END OF CUL-DU-SAC
 - ON STREET PARKING
 - KITCHEN/DINER
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 462.00 sq ft



2



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D68

Summary

Located on Curnows Road in the charming town of Hayle, this delightful two-bedroom end-terraced house offers a perfect blend of comfort and convenience.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day. Additionally, the property includes parking for one vehicle.

Situated close to the stunning north coast beaches, residents can easily indulge in seaside activities, whether it be sunbathing, surfing, or leisurely strolls along the shore. Furthermore, the town centre is just a short distance away, providing access to a variety of shops, cafes, and local amenities.

PROPERTY

LOCATION

ACCOMMDATION COMPRISES

HALLWAY

Upvc door leading into hallway with oak style door to lounge and stairs to first floor.

LOUNGE

14'4" x 9'6" (4.39m x 2.92m)

Double glazed window to front aspect, laminate flooring, panelled radiator with radiator cover, panelled door leading to understairs cupboard with consumer unit and panelled radiator, hanging rail, door to:

KITCHEN/DINER

12'9" x 8'9" (3.89m x 2.68m)

With wood effect laminate flooring a range of base units with various cupboards gas cooker point, extractor hood over, round edged work tops, wall mounted Worcester gas boiler, wall units, tiled splash back,, one and half bowl single drainer stainless steel sink unit with mixer taps, double glazed window to rear aspect Dining area: with panelled radiator, half glazed Upvc front door to:

SUN ROOM

10'4" x 3'9" (3.17m x 1.15m)

Glazed to three sides, tiled floor, plumbing for washing machine and space for tumble dryer, double glazed French doors opening onto the enclosed rear garden.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE

12'10" x 8'0" (3.93m x 2.46m)

Double glazed window to rear aspect, two double glazed window to rear aspect and with far reaching rural views, panelld radiator.

BEDROOM TWO

9'7" x 8'8" (2.93m x 2.65m)

Minimum measurements plus wardrobe recess. Double glazed window to front aspect, panelled radiator, wardrobe recess.

BATHROOM

6'2" x 6'2" (1.89m x 1.88m)

Panelled bath with mixer taps and shower attachment, close coupled WC, wash basin, ladder style heated towel rail, obscure double glazed window to side aspect, tiled floors.

OUTSIDE

To the front there is an open plan garden laid to lawn and as the property is on a corner plot, it wraps around with path leading to gate providing access to the rear garden.

This is enclosed, laid to lawn and has a lovely sunny aspect facing south/west, timber garden shed/workshop (3.15m x 1.92m) .

DIRECTIONS

From our office turn left and them next right Lower Church Street, then at the top, turn right along Bodriggy Street, under the railway bridge and then immediately left up Humphry Davy Lane, proceed up there for about 0.2 of a mile and turn right into Trevithick Crescent, proceed until the very end, you enter Curnows Road and the property will be found on the left hand side almost at the end.

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: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good
 Parking: On Street
 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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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www.millerson.com

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