



ANDREW EXELBY
ESTATE AGENTS



Station Hill, Hayle TR27

Hayle

Guide Price
£200,000

Tenure: Freehold

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

- A LOVELY ONE BEDROOM CHARACTER COTTAGE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE OR CORNISH BOLTHOLE
- MUST BE VIEWED TO BE APPRECIATED
- EPC RATING - D56 / COUNCIL TAX BAND - A

DESCRIPTION

This lovely one-bedroom character cottage can be found in a tucked away location and is but moments away from all your day-to-day amenities! This well presented home would certainly suit those looking to purchase for the first time so an early inspection is highly recommended to fully appreciate.

The property is warmed via a gas central heating system with accommodation in brief comprising living room, kitchen and shower room to the ground floor with the double bedroom to the first floor.

LOCATION

The property is nestled within a small terrace of properties to the periphery of Hayle town and is but moments away from all your day-to-day amenities along with being a short drive to the sandy beaches at Gwithian Towans. As we say in Cornwall - 'Far enough away but close enough to' - this centrally located property is perfectly poised for the nearby towns of St. Ives, Penzance and Helston along with having easy access to the A30. There is also a nearby mainline railway station with commuter links to Camborne, St Erth and Penzance.

Wooden panelled door to...

LIVING ROOM - 4.31m x 3.56m (14'1" x 11'8")

Tiled step-down. Window to front. Two storage cupboards with shelving. Beamed ceiling. Two radiators. Access to...

KITCHEN - 2.58m x 1.53m (8'5" x 5'0")

Roof window. Worksurface area with inset stainless steel circular sink and drainer. Cupboards below with spaces for fridge and washing machine. Space for freestanding gas oven. Tiled surrounds with cupboards above. Wall-mounted gas combination boiler. Beamed ceiling. Stairs rise to first floor. Door to...

SHOWER ROOM - 2.71m x 0.97m (8'10" x 3'2")

Internal window gaining light from the kitchen area. Tiled shower cubicle with electric shower over. Wall mounted wash hand basin. WC. Slate tiled flooring. Radiator.

FIRST FLOOR

Stairs rise to the first floor with feature painted granite walls incorporating recessed





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Stairs rise to the first floor with feature painted granite walls incorporating recessed shelves. Small galleried landing. Door to...

BEDROOM - 3.68m x 3.59m (12'0" x 11'9")

Window to front. Vaulted ceiling with exposed timber
OUTSIDE

Courtyard garden to the front with timber gated access
AGENTS NOTES

Property Type & Construction: Granite or whinstone,
| Electric: Mains | **Water:** Mains | **Drainage:** Mains | **H**
gas | Broadband: FTTP FTTC | **Mobile Coverage:** Networks likely available are O2 and



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