



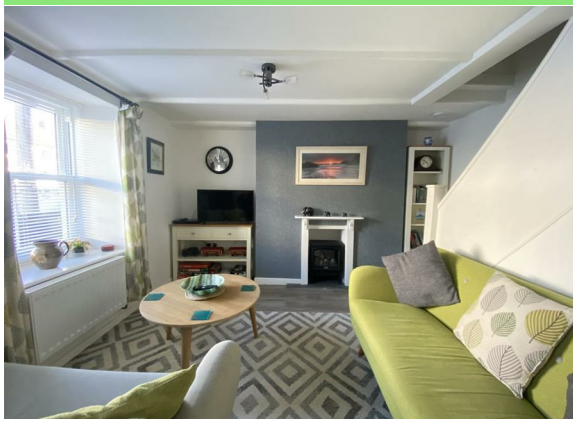
St. Johns Street

Hayle

TR27 4LN

Offers Over £275,000

- A SUPERB THREE BEDROOM CHARACTER COTTAGE
  - GARAGE EN BLOC
- LANDSCAPED REAR GARDEN
- REFURBISHED TO A HIGH STANDARD
- TWO RECEPTION ROOMS
  - MODERN KITCHEN
  - UTILITY ROOM
- CENTRALLY LOCATED WITHIN HAYLE
  - NO ONWARD CHAIN
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 990.00 sq ft



#### LOCATION

Hayle is a charming coastal town and civil parish in west Cornwall, nestled at the mouth of the Hayle River as it meets St Ives Bay—situated approximately 11km northeast of Penzance.

Known for its unique blend of rich industrial heritage, vibrant natural landscapes, and picturesque three miles of sandy beaches, Hayle is both a serene retreat and an explorer's delight.

St Johns Street is a popular residential street, situated a short distance from Hayle town center, well placed for all local amenities, nearby schools and excellent transport links.

#### THE ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR.

Entrance door into...

#### LIVING ROOM

14'8 x 12 (4.47m x 3.66m)

Tiled, wood effect flooring, two heating radiators, double glazed sash style window to the front with deep window cill.

Recess with space for log effect electric fire, with wooden mantle over.

Carpeted stairs to first floor level with useful understairs storage area.

Door leading into...

#### KITCHEN / BREAKFAST ROOM

14'3 x 8'7 (4.34m x 2.62m)

Attractively fitted with a range of cream coloured base and wall mounted kitchen units with quartz effect work surfacing over. Stainless steel sink and drainer with mixer tap, four ring electric hob with splash back, electric oven below and stainless steel extractor above.

Space for freestanding fridge freezer, cupboard housing gas boiler.

Breakfast bar with space for two bar stools, recessed shelf, radiator, tile wood effect flooring, double glazed door to the rear, open into...

#### UTILITY ROOM

8'5 x 4'8 (2.57m x 1.42m)

Space and plumbing for washing machine and tumble drier with work surfacing over. Sloping ceiling with roof light, fitted shelving, radiator, tiled wood effect flooring, double glazed window to the side. Door leading into...

#### DINING ROOM

10'10 x 8'10 (3.30m x 2.69m)

Tiled flooring, double glazed window and door to the rear, sloping ceiling with inset spot lights, two heating radiators.

From the lounge, carpeted stairs lead to...

#### FIRST FLOOR LANDING

Fitted carpet, loft access, built in cupboard, radiator. Door into...

#### BEDROOM 1

11'1 x 10'7 (maximum measurement) (3.38m x 3.23m (maximum measurement))

Fitted carpet, double glazed window to the rear with garden views, built in wardrobe.

#### BEDROOM 2

10'4 x 9'7 (3.15m x 2.92m)

Fitted carpet, double glazed sash style window to the front, radiator, built in cupboard.

#### BEDROOM 3

12'3 x 8'5 (maximum measurement) (3.73m x 2.57m (maximum measurement))

A slightly irregular shaped room. Fitted carpet, radiator, double glazed sash style window to the front.

#### BATHROOM

7 x 6'11 (2.13m x 2.11m)

Panel enclosed bath with mains fed shower and drench shower head above, tiled surround, monobloc tap, glass shower screen. Pedestal wash hand basin with monobloc tap, tiled splash back, illuminated mirror. Low level w/c with push button flush. Two obscured double glazed window to the rear, vinyl flooring, heated towel rail

#### OUTSIDE

Access from the kitchen and dining room leads onto a gravelled courtyard style garden area with paved patio space with ample room for table and chairs.

Door to covered walkway/storage area providing access to the front of the property.

Outside w/c, wash hand basin, light. Door to storage area. Raised flower beds, steps up and gated access leading to...

#### REAR GARDEN

A good size rear garden, laid to lawn, patio area with space for table and chairs, paved pathway leading up the garden, central feature palm, raised flower beds, enclosed by walling and fencing. Timber shed, gated access to a composting area.

#### GARAGE

17'10 x 7'7 (5.44m x 2.31m)

The property benefits from a single garage, which is located off Sea Lane at the entrance to Bodriggy Court.

The garage has an up and over door and a newly replaced flat roof.

#### DIRECTIONS

From our Hayle office, turn left and take the next right onto Lower Church Street, take a right turn at the cross roads onto St Johns Street.

The property will soon be seen on your left hand side.



## MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge:  
£1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good,

Vodafone - Good, Three - Good,

EE - Good

Parking: On Street and Garage En Bloc

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

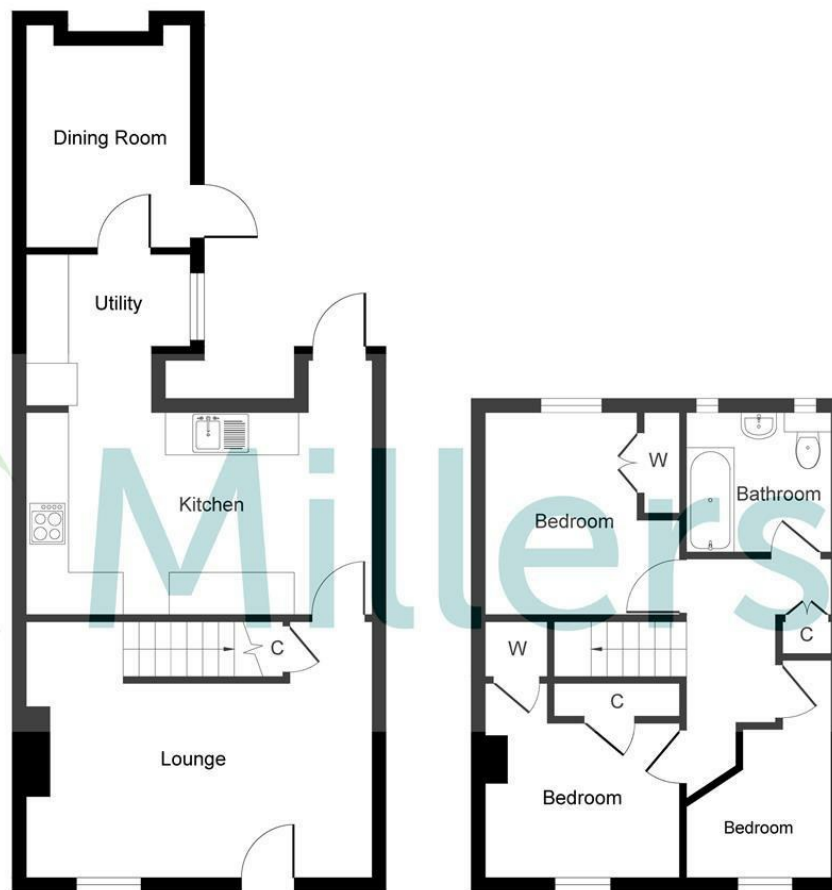
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor

First Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	85
England & Wales <small>EU Directive 2002/91/EC</small>		

## 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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