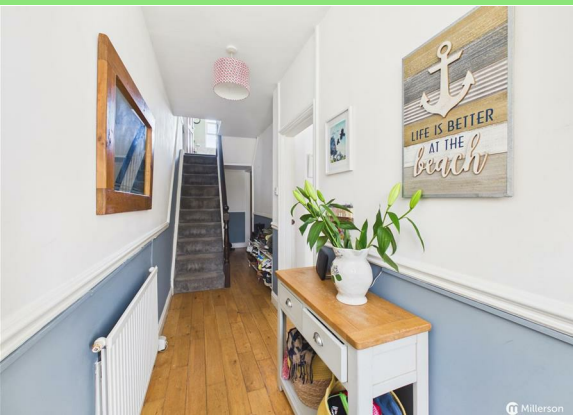




Tolview Terrace Hayle TR27 4AG

Asking Price £350,000

- PERIOD TOWNHOUSE
- THREE BEDROOMS
- ATTIC ROOM WITH RURAL VIEWS
- POPULAR RESIDENTIAL TERRACE
 - RESIDENTS PARKING
- CLOSE TO LOCAL AMENITIES
- OFFERING SPACIOUS LIVING ACCOMMODATION
 - A MUST SEE PROPERTY!
 - EPC: D64
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1154.00 sq ft



3



1



1



D64

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

PROPERTY DESCRIPTION

The gas heated accommodation briefly comprises, spacious open plan lounge/dining room, modern fitted kitchen, separate utility room.

The first floor comprises three bedrooms and a large family bathroom. Stairs from the first floor lead to a converted attic room offering delightful distant rural views.

Opposite the property there is a raised lawned garden with a delightful paved patio area. To the rear is an enclosed courtyard with covered seating area, and outside shower.

Residents parking nearby.

An internal viewing of this delightful property is sure to impress!

LOCATION

Tolview Terrace is a sought-after residential area located in the vibrant coastal town of Hayle, West Cornwall. Set within easy walking or driving distance of the town centre, residents enjoy convenient access to a wide range of amenities including shops, cafés, restaurants, and local services along Fore Street and Commercial Road. Ideal for families, the area is well-served by nearby schools such as Penpol and Bodriggy Academy (primary) and Hayle Academy (secondary), making it a popular choice for those with children.

One of the standout features for this location is its proximity to some of Cornwall's most celebrated beaches. Just a short drive away lies Hayle Towans Beach, part of a stunning 3-mile stretch of golden sands that continues through Gwithian and Godrevy, perfect for swimming, surfing, or coastal walks. The beaches are backed by sand dunes and enjoy panoramic views across St Ives Bay. With excellent road and rail links nearby—including Hayle train station and the A30—Tolview Terrace combines the tranquility of a coastal lifestyle with easy access to the wider region, making it an ideal location for families, retirees, or anyone looking to enjoy the best of Cornwall's coastline.

Entrance door into....

ENTRANCE HALLWAY

Oak flooring. Radiator. Carpeted stairs to first floor. Understairs storage. Fitted dado rail. Door to....

LOUNGE/DINER

21'6" x 12'2" (6.55 x 3.71)

Open plan room.

LOUNGE AREA - Double glazed window to front. Wood burner on slate hearth with recessed shelving to either side. Radiator. Fitted carpet. Archway into....

DINING AREA - Cast iron fireplace with wooden mantle over. Built in cupboards to either side. Radiator. Fitted carpet. Door into hallway. Double doors into....

KITCHEN

17'3" x 10'0" (5.26 x 3.05)

Double glazed window to rear. Attractive cream coloured shaker style base and wall mounted units with wooden work tops. One and a half bowl sink and drainer with tiled splashback. Range style cooker with extractor above. Space for dishwasher, fridge and freezer. Vinyl flooring. Inset spot lights. Door to rear. Door to....

UTILITY ROOM

6'9" x 6'4" (2.06 x 1.93)

Stainless steel sink and drainer with tiled splashback. Low level WC. Space for washing machine and tumble drier. Gas boiler. Vinyl flooring.

FIRST FLOOR

Fitted carpet. Step up and door to....

BATHROOM

9'8" x 7'3" (2.95 x 2.21)

Obscure double glazed window to rear. Modern white suite comprising; Panel enclosed bath with tiled surround. Corner shower cubicle with mains fed shower. Pedestal wash hand basin with tiled splashback. Low level WC. Radiator. Tiled floor.

Step up and door to....

BEDROOM 1

11'7" x 9'0" (3.53 x 2.74)

Double glazed window to rear. Cast iron fireplace with wooden mantle. Radiator. Fitted carpet.



BEDROOM 2

12'6" x 9'5" (3.81 x 2.87)

Double glazed window to front. Cast iron fireplace with wooden mantle. Radiator. Fitted carpet.

BEDROOM 3

8'6" x 6'11" (2.59 x 2.11)

Double glazed window to front with views over garden. Radiator. Fitted carpet.

ATTIC ROOM

16'5" x 11'8" maximum including stairs (5.00 x 3.56 maximum including stairs)

Double glazed roof light. Eaves storage area. Fitted carpet.

OUTSIDE

FRONT - Shared pathway leads to front garden. Gravelled path to front door. Steps up to a raised lawned garden with mature palm trees. Space for bench. Timber shed. Leading to a delightful paved patio area with ample space for seating, enclosed by fencing.

REAR - Courtyard laid to paving. Timber shed. Useful enclosed seating area with outside shower. Steps and gate leading to rear service lane.

PARKING - Residence parking for Tolview Terrace is situated close by.

DIRECTIONS

From our office in Hayle, turn right and proceed along Fore Street, Commercial Road, and into Penpol Terrace.

Continue along this road, under the railway viaduct, take the first left at the mini roundabout.

Take the next left at the White Hart Hotel and at the cross roads turn right and then left. Continue along and bear left, where the parking for Tolview Terrace will soon be seen on the right.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

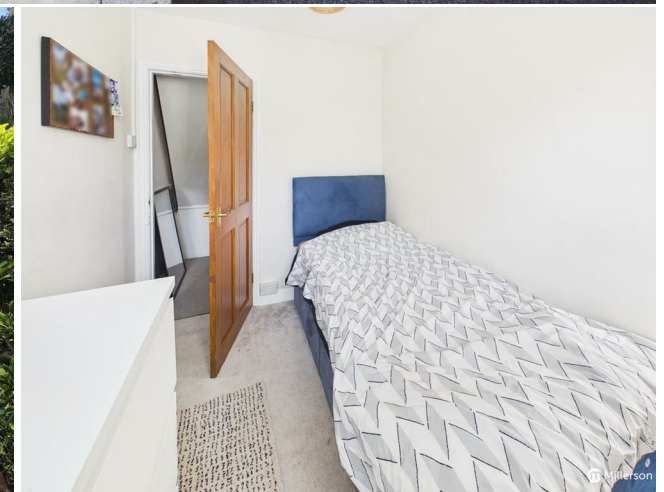
Property type: House





Tolview Terrace, Hayle, TR27 4AG

Property construction: Standard construction
Energy Performance rating: D
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
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: Double glazing and Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Allocated
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.







Floor 0

Floor 1

Floor 3

Approximate total area⁽¹⁾

1154 ft²
107.3 m²

Reduced headroom

63 ft²
5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

50 Fore Street
Hayle
Cornwall
TR27 4DY

E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Scan QR For Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

