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**Lower Church Street,
Hayle**

**Guide Price £240,000
Freehold**





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Property Introduction

This surprisingly spacious traditional town cottage boasts two reception rooms, three bedrooms, a kitchen, utility room, a ground floor bathroom and a first floor cloakroom.

The property is double glazed and warmed via gas central heating and the living room has a gas fire for cosy winter evenings.

To the rear of the property there is an enclosed courtyard garden incorporating a garden shed and a beautiful established rose bush.

The house is well presented and viewing is highly recommended.

Location

The property is situated in the heart of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 trunk road which is approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMMODATION COMPRIMES

Double glazed panel door to:-

ENTRANCE HALL

Tiled flooring. Doors off to:-

LIVING ROOM 11' 0" x 10' 3" (3.35m x 3.12m)

Feature fireplace with slate hearth housing gas fire. Double glazed window to front. Laminate flooring. Radiator.

DINING ROOM 13' 6" x 10' 10" (4.11m x 3.30m)

Double glazed window to rear with window seat. Laminate flooring. Stairs rising to first floor. Radiator. Opening to:-

KITCHEN 10' 1" x 6' 6" (3.07m x 1.98m)

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Built-in double oven with four ring gas hob inset to worksurface and stainless steel extractor over. Space and plumbing for washing machine and space for fridge/freezer. Stainless steel single drainer sink unit with mixer tap over. Complementary wall tiling. Tiled flooring. Doors to:-

BATHROOM

Fitted with a white suite comprising panelled bath with shower and screen over, pedestal wash hand basin and close coupled WC. Complementary wall tiling. Obscure double glazed window to rear. Radiator.



UTILITY ROOM 11' 9" x 6' 9" (3.58m x 2.06m) maximum measurements

Range of cupboards with roll edge worksurface over. Space for tumble dryer. Double glazed window to front. Double glazed patio doors to rear courtyard.

From dining room, open tread stairs to:-

FIRST FLOOR LANDING

Access hatch to loft storage space. Built-in cupboard housing combination boiler. Doors off to:-



BEDROOM ONE 13' 8" x 10' 7" (4.16m x 3.22m) maximum measurements

Double glazed window to front. Radiator.

BEDROOM TWO 10' 3" x 6' 6" (3.12m x 1.98m)

Double glazed window to rear. Radiator.

BEDROOM THREE 12' 0" x 7' 8" (3.65m x 2.34m)

Double glazed window to side. Radiator.



FIRST FLOOR CLOAKROOM

Fitted with a white suite comprising close coupled WC and pedestal wash hand basin. Obscure double glazed window to side.

OUTSIDE

To the rear of the property there is a generous courtyard enclosed by block walling and panelled fencing. There is a garden shed (not measured) with power connected. The courtyard has a pedestrian gate giving access to the rear pedestrian lane.



SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

From Lidl's roundabout proceed west along Penmire Terrace on to Fore Street. Go past 'Mr B's' ice cream shop on the right hand side and then take the second turning left on to Lower Church Street. The property will then be seen on the left hand side. If using What3words:-fellow.strapped.warp

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



MAP's top reasons to view this home

- Three bedrooms
- Two reception rooms
- Cosy living room with gas fire
- Utility room
- Ground floor bathroom
- First floor cloakroom
- Gas central heating
- Double glazing
- Enclosed courtyard with shed
- Close proximity to amenities



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01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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