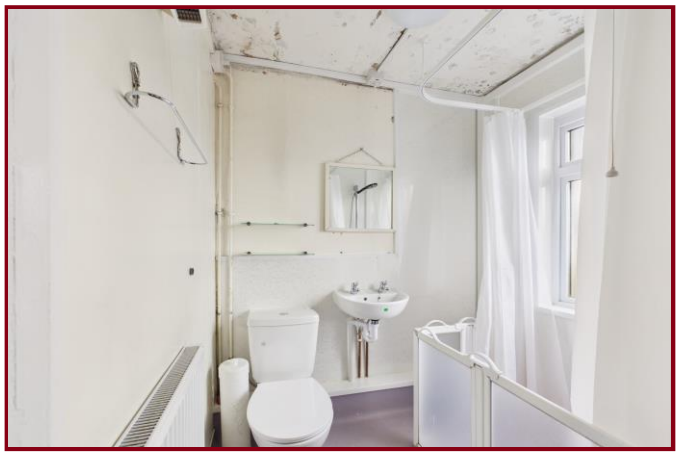


MAP estate agents

Putting your home on the map

Lanuthnoe Estate,
St Erth, Hayle

£180,000
Freehold







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Property Introduction

This three bedroom house is offered for sale with NO FORWARD CHAIN.

The accommodation comprises of a lounge, kitchen and shower room on the ground floor, whilst to the first floor are three bedrooms. The property is double glazed and warmed via gas central heating to radiators.

To the outside, there are lawned gardens to both the front and rear of the property.

Although the property requires a degree of cosmetic updating, we are certain that it could become a lovely home in a vibrant village with a great community spirit. Be sure to book a viewing at the earliest opportunity!

Location

St Erth is an attractive West Cornwall village situated on the River Hayle just two miles from the English Channel to the north and four miles from the Atlantic Ocean to the south - both of which offer excellent sandy beaches and associated aquatic sports from sailing to surfing and is twinned with Ploulec'h in Brittany.

The property is close to Cornwall's first geological reserve - St Erth Pits (Cornwall Wildlife Trust) and is close to Vicarage Gate Park and allotments. The village itself boasts a church, shop/Post Office and a Public House and has a great community spirit. There is a mainline Railway Station at St Erth with direct links to London Paddington and the north of England. Two miles away is the larger shopping town of Hayle with supermarkets and a wide range of retail outlets.

The A30 trunk road is a short distance away and offers easy access to the north and south coast.

ACCOMMODATION COMPRISES

Panel front door opening to:-

ENTRANCE HALL

Stairs to first floor and radiator. Doors off to:-

LOUNGE 16' 6" x 11' 9" (5.03m x 3.58m) maximum measurements into recesses

Double glazed windows to the front and rear. Granite fireplace (currently blocked) with slate hearth and wooden mantel over. Radiator.



SHOWER ROOM

Obscure glass double glazed window to the front. Fitted with a walk-in shower enclosure housing electric shower, close coupled WC and wall-mounted wash hand basin. Radiator.

KITCHEN 9' 11" x 8' 5" (3.02m x 2.56m)

Double glazed window to the rear. Fitted with a matching range of light wood effect wall and base units having adjoining roll top edge working surfaces. Space for cooker, space for washing machine and space for fridge/freezer and cupboard housing gas combination boiler. Door to rear garden.



Returning to entrance hall, stairs to:-

FIRST FLOOR LANDING

Double glazed window to the rear. Smoke alarm and access hatch to loft space. Doors off to:-

BEDROOM ONE 16' 8" x 8' 4" (5.08m x 2.54m) plus recess

Double glazed windows to the front and rear. Radiator.

BEDROOM TWO 8' 10" x 8' 8" (2.69m x 2.64m)

Double glazed window to the rear. Radiator.



BEDROOM THREE 13' 6" x 7' 6" (4.11m x 2.28m) maximum measurements

Double glazed window to the front. Radiator.

OUTSIDE

To the front of the property, the garden is lawned with a range of mature shrubs and trees. The rear garden is of a generous size and is also laid to lawn with mature shrub borders.

SERVICES

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



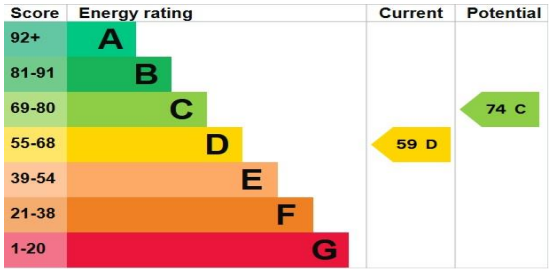
AGENT'S NOTES

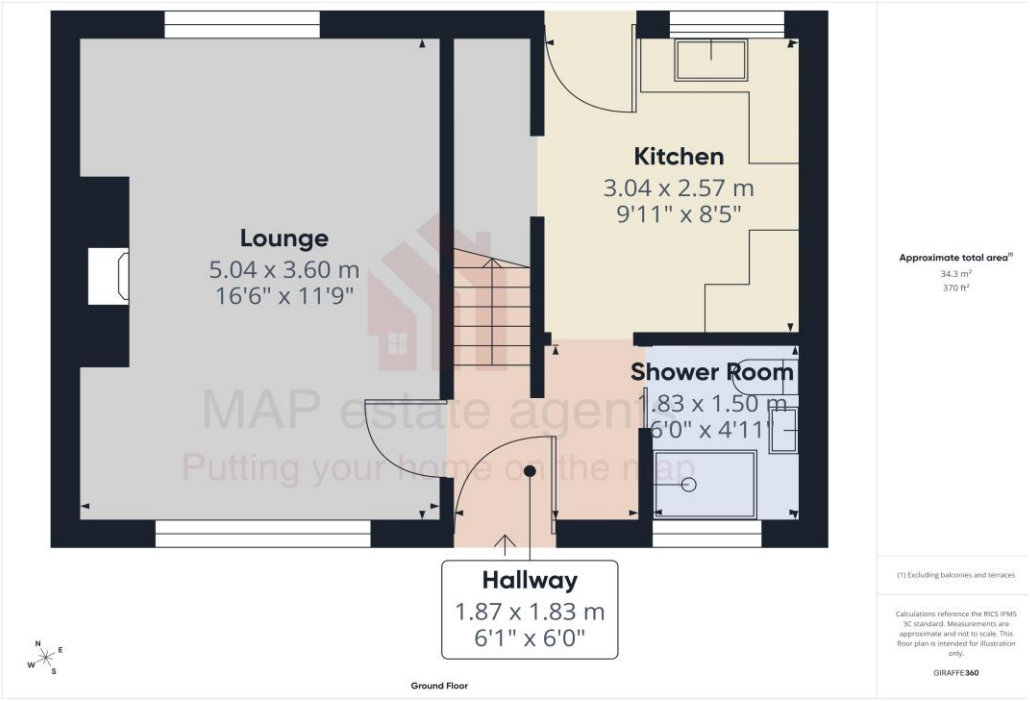
The Council Tax Band for this property is Band 'A'.

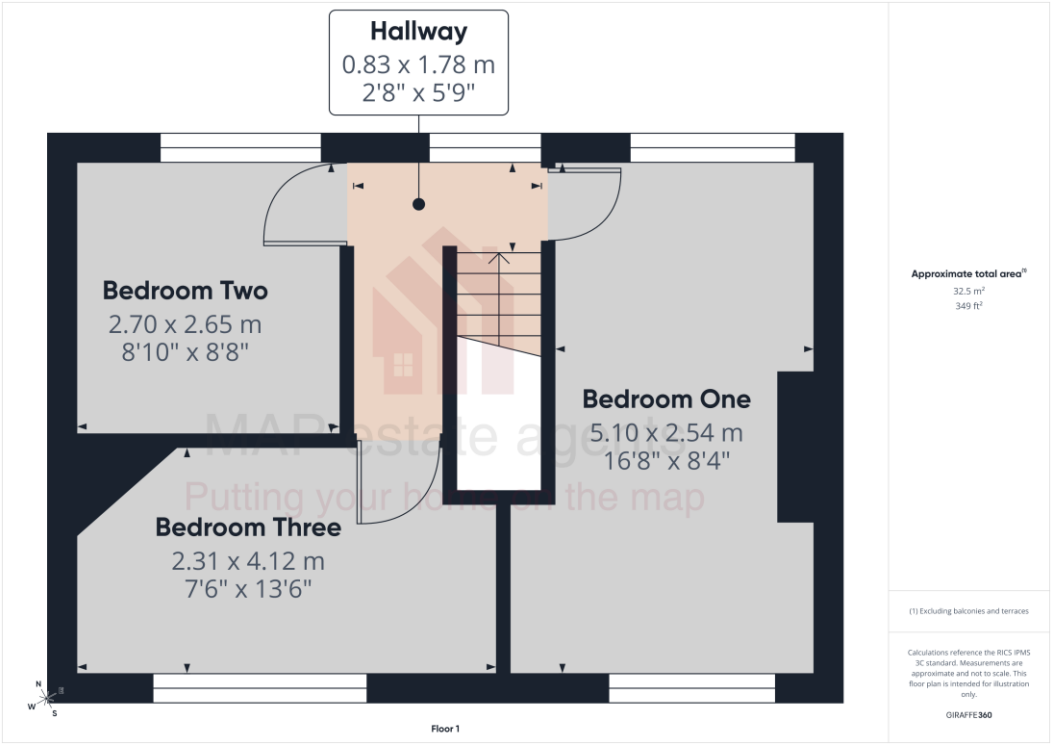
Please be advised that there is a stipulation in the title deeds that the property cannot be used for holiday letting.

DIRECTIONS

From The St Erth Church, proceed along Fore Street in a southerly direction. Continue through the right-hand bend in the road and the property will be identified after a short distance on the left-hand side. If using What3words: flagpole.label.roosters







MAP's top reasons to view this home

- Three bedrooms
- Generous lounge
- Village location
- Gas central heating
- Double glazed
- Gardens to front and and rear
- Chain-free sale
- Updating required

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
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