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**Eider Walk,
Hayle**

**Offers Over £525,000
Freehold**





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Property Introduction

This beautifully presented link- detached modern home offers most spacious accommodation arranged over three floors.

At ground floor level there is a generous living room, separate dining room, kitchen/diner, utility and cloakroom. Stairs lead from the hallway to the first floor where there are three bedrooms (the principal bedroom boasting en-suite facilities) and a contemporary bathroom. At second floor level one can find two further bedrooms and an additional shower room.

To the rear of the house there is off road parking for two cars and the attached garage. The enclosed gardens also lie to the rear and have been decked for ease of maintenance. The property is currently used as a holiday let and the furniture is available by separate negotiation.

Location

Lelant is a pretty village located close to Carbis Bay and Hayle with its own sandy beach and Public House being on the popular railway line to St Ives. It is also home to West Cornwall Golf Club.

St Ives has been popular for many years for renowned painters and sculptors such as Barbara Hepworth, Bernard Leach and Henry Moore, while today the town is home to the Tate modern gallery. With its stunning granite harbour, character cottages and beaches such as Porthminster and Town beach. There is also an array of popular eateries, restaurants and breathtaking coastal walks which makes the area such a desirable holiday destination and place to live. Lelant is also ideally situated for access to the main A30 making other areas of the county that much easier to get to.

ACCOMMODATION COMPRISES

Double glazed panel front door to:-

ENTRANCE HALL

Built-in double door cloak cupboard. Understairs storage cupboard. Stairs rising to first floor. Doors to:-

LOUNGE 19' 3" x 11' 4" (5.86m x 3.45m)

A lovely light and bright living space with sash double glazed window to front and double glazed patio doors to the rear garden. Feature fireplace housing living flame gas fire. Two radiators. Television point. Laminate flooring.

DINING ROOM 10' 0" x 9' 11" (3.05m x 3.02m)

Double glazed sash window to front. Radiator. Laminate flooring.

KITCHEN/DINER 13' 6" x 11' 1" (4.11m x 3.38m)

Fitted with a range of matching light wood effect wall and base cupboards with roll edge worksurfaces over. Built-in eye level double oven. Gas hob inset to work surface with extractor over. One and a half bowl single drainer sink unit with mixer tap over. Laminate flooring. Radiator. Complementary wall tiling. Door to:

UTILITY ROOM 7' 5" x 5' 1" (2.26m x 1.55m)

Fitted with a range of base cupboards with roll edge worksurfaces over. Space and plumbing for washing machine. Wall mounted tumble dryer. Stainless steel single drainer sink unit.

CLOAKROOM

Fitted with white concealed cistern WC and wall mounted wash hand basin. Obscure double glazed window to front. Radiator.

From entrance hall stairs to:-

FIRST FLOOR LANDING

Double glazed window to rear. Radiator. Doors off to:-

PRINCIPAL BEDROOM 11' 10" x 11' 3" (3.60m x 3.43m) plus door recess

Double glazed sash window to front. Two built-in double wardrobes. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Fitted with a contemporary white suite comprising double shower enclosure, low level WC and wash hand basin inset to vanity unit. Heated towel rail. Tiled flooring. Extractor.

BEDROOM TWO 11' 1" x 10' 0" (3.38m x 3.05m)

Double glazed sash window to rear. Radiator. Access hatch to roof void.

BEDROOM THREE 9' 11" x 9' 9" (3.02m x 2.97m)

Double glazed sash window to front. Built-in wardrobe. Radiator.

FAMILY BATHROOM

Fitted with a modern white suite comprising panelled bath with mains fed shower and screen over, close coupled WC and wash hand basin inset to vanity unit. Heated towel rail. Tiled flooring.

From first floor landing door and dogleg stairs to:-

SECOND FLOOR HALF LANDING

Double glazed window to rear. Understairs storage cupboard. Stairs to:-

SECOND FLOOR LANDING

Skylight window. Radiator. Doors to:-

BEDROOM FOUR 11' 4" x 10' 6" (3.45m x 3.20m) plus window bay, some reduced head room to two sides

Double glazed window to front. Radiator.

BEDROOM FIVE 10' 6" x 7' 6" (3.20m x 2.28m) L-shaped, maximum measurements plus window bay, some reduced head room to two sides

Double glazed window to front. Radiator.

SECOND FLOOR SHOWER ROOM

Fitted with a white suite comprising shower cubicle, concealed cistern WC and wash hand basin. Heated towel rail. Shelved recess. Velux window.

OUTSIDE

To the front of the property there is a small walled front garden. The enclosed rear garden is generous and laid to patio for ease of maintenance. There is a useful outside tap. A gate leads to the off road parking and to the:-

GARAGE 18' 10" x 8' 11" (5.74m x 2.72m)

Metal up and over door. Power connected.

SERVICES

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

AGENT'S NOTES

The current service charge is £110.00 per annum (reviewed annually) payable to Bluewaters Management Co. The Council Tax band for the property is band 'E'.

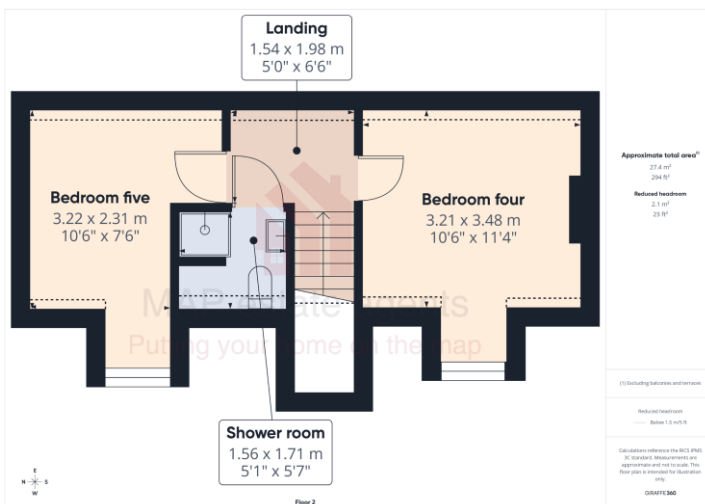
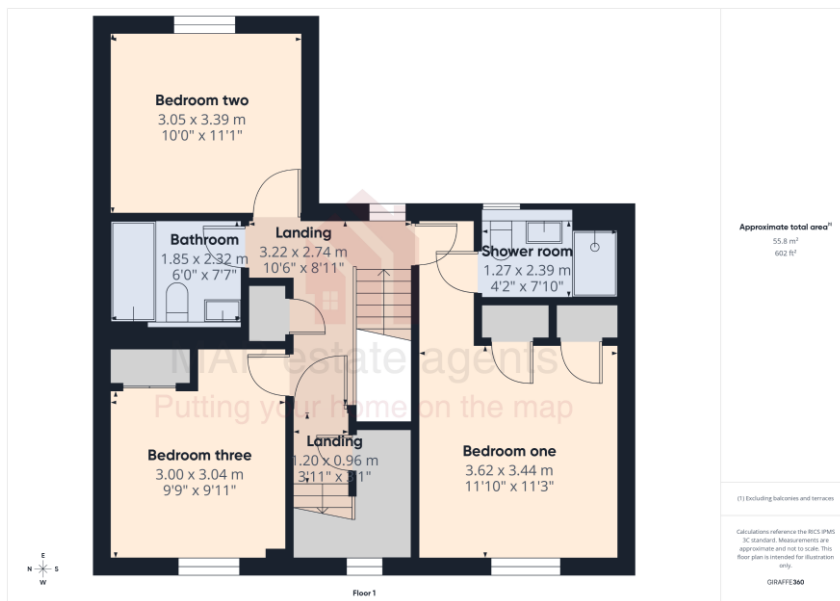


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	83
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Spacious link-detached home
- Arranged over three floors
- Two reception rooms
- Five bedrooms
- Three bathrooms
- Beautifully presented throughout
- Double glazing and gas central heating
- Enclosed low maintenance garden
- Offered for sale with no onward chain
- Viewing highly recommended



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