

Madison Veau

Hayle

TR27 4ES

Auction Guide £165,000

- RECENTLY CONSTRUCTED TWO BEDROOM DETACHED HOME
  - LARGE GARAGE
  - ELECTRIC HEATING
  - SOLAR PANELS
  - TWO BEDROOMS
- FIRST FLOOR LIVING ROOM
  - NO ONWARD CHAIN
  - EPC: C74
- BEING SOLD VIA AUCTION ON 23RD JULY AT 2PM
- SCAN QR CODE FOR MATERIAL INFORMATION.



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1097.00 sq ft



2



1



1



C74

Entrance door into...

#### ENTRANCE HALLWAY

Tiled flooring, inset ceiling spot lights, carpeted stairs to first floor level, understairs storage area.

Door into...

#### KITCHEN / DINER

18'9" x 8'11" (5.72 x 2.72)

Attractively fitted with a range of base and wall mounted kitchen units with roll top work surfacing over, stainless steel sink and drainer with mixer tap, tiled splash back, integrated extractor above, electric oven below. Double glazed window to the rear, space for dishwasher, and recess space for fridge freezer, inset ceiling spot lights, vinyl flooring, space for table and chairs, electric wall mounted heater, double glazed window to the rear, partial sloping ceiling. Open into...

#### REAR LOBBY

Tiled flooring, door leading into integral garage and door into...

#### W/C

3'10" x 3'9" (1.17 x 1.14)

Low level w/c with push button flush, wash hand basin with tiled splash back.

.  
From the entrance hallway, carpeted stairs lead to...

#### FIRST FLOOR LANDING

Fitted carpet, electric heater, open into...

#### LOUNGE

15'3" x 14'0" (4.65 x 4.27)

Laminate flooring, , electric heater, double glazed window to the rear, three wall lights, door into...

#### BEDROOM

15'4" x 9'2" (4.67 x 2.79)

Fitted carpet, loft access, electric heater.

#### BEDROOM

10'3" x 10'3" (3.12 x 3.12)

Fitted carpet, electric heater, double glazed window to the rear, part sloping ceiling.

#### BATHROOM

8'9" x 5'6" (2.67 x 1.68)

Panel enclosed bath, with mixer tap, mains fed shower above with drencher head and wand attachment, inset ceiling spot lights, heated towel rail, wash hand basin with monobloc tap, and vanity unit below, obscured double glazed window to the front, low level w/c, vinyl flooring.

#### INTEGRAL GARAGE

6.76 x 4.67 (maximum. narrowing to 3.38)

A most spacious garage with electric roller door, light and power connected, floor mounted electric boiler. Space and plumbing for washing machine, wiring for electric vehicle charging point. Wall mounted controls for solar panels.

#### AGENTS NOTE

The property benefits from solar panels which are owned outright and will be transferred to the new owners on completion.

There is a small degree of airspace encroachment on the south/westerly elevation that will need dealing with or rectifying.  
More information from the Auctioneers, contact Graham Barton MRICS by email on  
gbarton@symonsandsampson.co.uk  
Solicitors - Thurstan Hoskin  
Redruth TR15 2BY  
Tel: 01209 213646  
Email: Stephen.  
VIEWINGS:  
Viewings - Viewings by appointment only, full details from Millerson Hayle Office Tel: 01736 754115

#### MATERIAL INFORMATION

Verified Material Information:

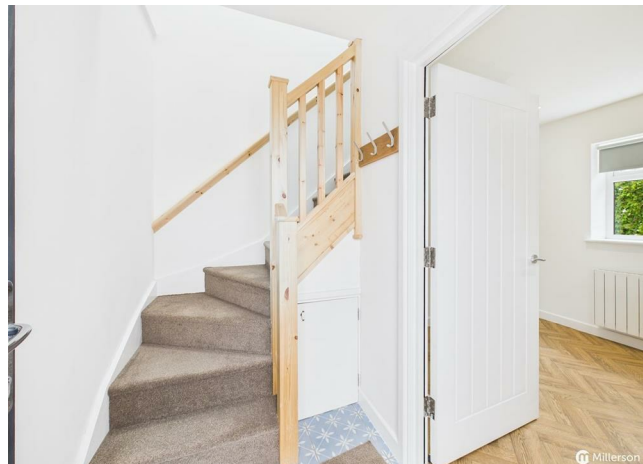
Council Tax band: Not banded - New Build  
Tenure: Freehold  
Property type: Flat  
Property construction: Standard undefined construction  
Energy Performance rating: C  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: Double glazing and Solar water  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage  
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: Ramped access and Wide doorways  
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.



## 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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### Approximate total area<sup>(1)</sup>

1097 ft<sup>2</sup>  
101.9 m<sup>2</sup>

### Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

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