



Bodriggy Court, Sea Lane Hayle

TR27 4NE

Asking Price £180,000

- EXCITING OPPORTUNITY TO CREATE A WONDERFUL FIRST HOME
- NO ONWARD CHAIN
- THREE-BEDROOM MID-TERRACED HOUSE IN A POPULAR MEWS STYLE DEVELOPMENT
- GENEROUS DUAL-ASPECT LOUNGE/DINING ROOM FILLED WITH NATURAL LIGHT
- PATIO DOORS OPENING ONTO AN ENCLOSED COURTYARD GARDEN
- REQUIRES UPDATING THROUGHOUT, OFFERING GREAT SCOPE FOR MODERNISATION
- OVERLOOKING COMMUNAL GREEN AREA * ALLOCATED PARKING
- DOUBLE GLAZING & WARM AIR GAS HEATING SYSTEM
- IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR THOSE SEEKING A PROJECT
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 839.00 sq ft



PROPERTY DESCRIPTION

Offered to the market with no onward chain, this three-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, investors, or those looking to create a home tailored to their own tastes and requirements. Whilst the property would benefit from a programme of updating, including a new kitchen and bathroom, upgrading the heating system, and general redecoration throughout, it offers well-proportioned accommodation and excellent potential.

The ground floor features a generous dual-aspect lounge/dining room with patio doors opening onto the enclosed courtyard garden, together with a kitchen requiring modernisation. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys a pleasant position overlooking a central communal green area, and with has an allocated parking space for one vehicle.

With its desirable location, good-sized accommodation and scope for improvement, this property offers the chance to create a lovely first home or a rewarding investment opportunity.

LOCATION

Bodriggy Court enjoys a convenient position within the popular coastal town of Hayle, offering easy access to a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities. Hayle is perhaps best known for its stunning three miles of golden sandy beaches, which are just a short distance away and provide wonderful opportunities for walking, water sports and enjoying the beautiful Cornish coastline.

The town has a rich industrial heritage, having once been an important centre for Cornwall's mining and engineering industries, whilst today it offers a relaxed coastal lifestyle with excellent transport links. Hayle benefits from a mainline railway station with direct services to Penzance, Truro and beyond, as well as regular bus routes connecting the surrounding towns and villages, including St Ives. For those travelling further afield, the nearby A30 provides convenient access across Cornwall and to the national road network.

Combining coastal charm, excellent local amenities and strong transport connections, Hayle continues to be a highly sought-after location for both permanent residents and holiday home owners alike.

ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

COVERED STORM PORCH

Gas meter. Open storage and shelf. Double glazed front door into....

ENTRANCE HALL

Stairs to first floor. Door to....

LOUNGE/DINING ROOM

Double glazed window to front overlooking communal green area. Double glazed patio doors to rear garden. Understairs storage cupboard. Warm air vents.

KITCHEN

Double glazed window overlooking rear garden. Range of wall, base and drawer units with work surfaces over and tiled surrounds. Inset stainless steel sink unit and drainer. Space and recess for washing machine. Space for freestanding cooker and fridge/freezer. Small breakfast bar area. Metal fronted cupboard housing warm air gas heating unit. Vinyl tiled flooring.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder. Loft access. Doors to bedrooms and bathroom.

BEDROOM 1

Double glazed window to front. Built in wardrobe cupboard.

BEDROOM 2

Double glazed window to rear. Built in wardrobe cupboard.

BEDROOM 3

Double glazed window to front. Built in cabin style bed.

BATHROOM

Obscure double glazed window to rear.

OUTSIDE

FRONT

To the front of the property is a small paved area.

REAR

Small enclosed courtyard garden with mature shrubs and plants. Bin storage area.

PARKING

Allocated parking space.

SERVICES

Mains Electricity, Water, Gas and Drainage. Gas boiler is located in the kitchen.

DIRECTIONS

From our office turn left along Fore Street and turn left at The Cornish Arms Public House onto Sea Lane. Continue to the top of the road and the entrance to Bodriggy Court will be found on your right hand side. You will drive past a block of garages on your right and the communal parking area will be found in front of you. The property will be identified by a Millerson For Sale Board.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: Survey Instructed

The building

Mid-terrace house, standard construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Allocated



Not in a controlled parking zone
 No disabled parking available
 Risks and restrictions
 Not a listed building
 In the HAYLE conservation area (per planning.data.gov.uk; confirm via the local authority search).
 No tree preservation order
 Title register restrictions (CL232939):
 - The lease contains a rule that restricts how the property can be sold or transferred during the owner's lifetime.
 - A 1984 document includes rules about 'light and air,' which prevent the owner from building anything that would block a neighbor's access to natural light or airflow.
 - There are rules in the 1984 document regarding the maintenance and responsibility for boundary structures, such as fences or walls.
 - The 1984 document contains covenants, which are binding legal promises to follow certain rules on the land, such as not carrying out specific activities that might disturb neighbors.
 Title register restrictions (CL232938):
 - There is a rule stating that if there is only one owner, they cannot sell the property or take out a mortgage alone without a court order or specific legal permission. This is a standard 'trust' restriction used to protect the interests of multiple parties.
 - The property is subject to rules (covenants) found in a 1984 document. These are promises to do or not do certain things with the land.
 - The current owner has promised to follow the rules set out in previous legal documents and to protect the previous owner from any costs if those rules are broken (known as an indemnity covenant).
 - There are specific rules regarding light, air, and the maintenance of boundary structures like fences or walls.
 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

Approximate total area⁽¹⁾
599 ft²
55.7 m²

(1) Excluding balconies and terraces

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

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