



Bay View Terrace, Hayle



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**£220,000
Freehold**





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Property Introduction

A charming semi-detached bungalow offered for sale with vacant possession to cash purchasers only due to an adverse mortgage test. The property is very well presented internally and externally and benefits from a comprehensive gas central heating system complemented by double glazed windows and doors. Upon entering the bungalow you are greeted with a good size entrance hallway with all principal rooms having the original period panelled wooden doors. The lounge has a feature bay window whilst the additional accommodation comprises of two bedrooms, dining room, kitchen, rear porchway/utility and a modern fitted shower room.

Externally to the front a generous sized driveway offers ample parking facilities giving access to the large garage with the front garden having flowerbeds and a variety of mature shrubs. The rear garden is a delight with paved patio, raised beds and trellising leading to an additional patio and a good range of mature shrubs and flowers making this a beautiful garden to relax and enjoy.

Location

Hayle is a port town situated at the mouth of the Hayle river with the advantage of being within close proximity to the A30 enabling access to other parts of the county that much easier. With its three mile sandy beach it is a popular holiday destination especially to enjoy the nearby Gwithian Beach being popular for water sports enthusiasts. Within the town centre there are a variety of shops and amenities which cater very well for day to day needs as well as an out of town shopping centre. Other amenities include a secondary and junior school as well as a railway station with other places of interest including the nearby seaside town of St Ives being home to the modern Tate Gallery.

The cathedral city of Truro is approximately nineteen miles distant, this being the main centre in Cornwall for business and commerce as well as the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISSES

uPVC entrance door opening to:-

ENTRANCE HALLWAY

uPVC double glazed window to side elevation. Access to:-

LOUNGE 11' 3" x 10' 7" (3.43m x 3.22m) plus bay

uPVC bay window to front elevation. Fireplace recess with wood mantel over. Shelved recess, radiator. Access to:-

DINING ROOM 10' 11" x 10' 10" (3.32m x 3.30m)

uPVC double glazed window to rear elevation. Radiator and storage cupboard. Access to loft which has a pull down ladder, electric light and is considered to be of a generous size.

KITCHEN 10' 0" x 6' 2" (3.05m x 1.88m)

uPVC double glazed window to side elevation. Doorway giving access to rear porch, single stainless steel sink unit with mixer tap, range of base and wall mounted storage cupboards and work surfaces and three drawer storage unit. Cooker with gas hob and extractor over. Part tiled walls, half glazed door giving access to:-

REAR PORCHWAY

uPVC double glazed door to exterior. uPVC double glazed windows to side and rear elevation. Archway leading to:-

UTILITY 5' 7" x 4' 7" (1.70m x 1.40m)

Plumbing for automatic washing machine. Built-in storage cupboard and worktop.

BEDROOM ONE 11' 5" x 10' 8" (3.48m x 3.25m)

uPVC double glazed window to rear elevation with views over garden. Radiator.

BEDROOM TWO 10' 1" x 8' 11" (3.07m x 2.72m)

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM

uPVC double glazed window to rear elevation. A white suite comprising of close coupled WC, pedestal wash hand basin and walk-in shower cubicle. Radiator. Part tiled walls, gas boiler with louvre door storage cupboard under.

OUTSIDE FRONT

The front garden has a good range of mature shrubs, flower beds with a central lawn and further flower bed. As previously mentioned, the property is approached by a long bricked driveway offering parking for several vehicles and this leads directly to the generous sized:-

GARAGE 23' 7" x 8' 5" (7.18m x 2.56m)

Single up and over door. Electric light and power points connected. Pedestrian door to the rear.

REAR GARDEN

The rear garden is an absolute delight, offering a great deal of privacy and being well stocked again with a good range of mature shrubs and flowerbeds. Accessed from the rear porchway is a paved patio with trellising leading to a further paved patio, greenhouse and a useful storage shed. From the rear garden is a pedestrian door leading to the driveway as well as further access into the garage.

SERVICES

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

AGENT'S NOTE

The Council Tax band is band 'B'.

Please note the property is offered for sale to cash purchasers only due to a adverse mundic test. A copy of an historic mundic report from 2003 is available from our office upon request with a classification of 'B'.

DIRECTIONS

On entering Hayle along Commercial Road, turn left into Chapel Hill taking the second turning on the right hand side into Bay View Terrace. Continue along until the property is found on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- mocking.calibrate.system

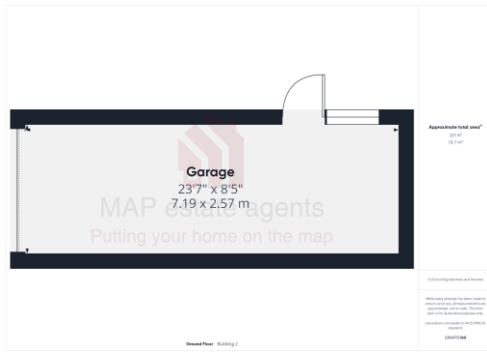


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A very well presented semi-detached bungalow
- Two bedrooms
- Two reception rooms
- Gas fired central heating system
- uPVC double glazed windows and doors
- Galley style kitchen with rear porch/utility
- Pretty enclosed rear garden with useful storage shed and greenhouse
- Driveway offering ample parking facilities and generous garage
- Offered for sale with vacant possession
- Cash buyers only due to adverse mundic test



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

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

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