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**Trevithick Crescent,
Hayle**

**£200,000
Freehold**





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Property Introduction

Requiring modernisation, this spacious three bedroom family home is being released to the market with NO FORWARD CHAIN.

Occupying a generous plot, the property boasts an enclosed rear garden incorporating a block-built workshop.

On the ground floor of the property one will find a living room, kitchen/diner, utility area, WC and wood store with three bedrooms and a family bathroom located upstairs. From the first floor views over Hayle towards Lelant can be enjoyed.

Location

The property is situated in the heart of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 which is approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles and is a popular seaside resort with an impressive harbour and is home to the Tate Gallery.

ACCOMMODATION COMPRISES

Glazed panelled front door opening to:-

ENTRANCE HALLWAY

Stairs rising to first floor. Cloaks hanging space. Smoke alarm. Doors off to:-

LIVING ROOM 16' 10" x 14' 4" (5.13m x 4.37m) maximum measurements

Fireplace with wooden mantel and tiled surround. Shelved recess. Double glazed bay window to front. Double glazed window to side. Telephone point.

KITCHEN 16' 10" x 11' 0" (5.13m x 3.35m) maximum measurements

Fireplace (currently sealed) with wooden mantel and tiled surround. Understairs cupboard with shelving. Pantry cupboard. Stainless steel single drainer sink unit. Range of base cupboards. Space for cooker. Double glazed window to rear and side. Door to:-

REAR LOBBY

Door to:-

UTILITY AREA 10' 5" x 7' 5" (3.17m x 2.26m)

Window to rear. Door to ground floor WC. Coal store. Door to outside.

FIRST FLOOR LANDING

Access hatch to loft storage space. Smoke alarm. Airing cupboard housing immersion tank. Doors off to:-

BEDROOM ONE 13' 7" x 9' 2" (4.14m x 2.79m) plus recess

Double glazed window to rear gaining open views over Hayle towards Lelant. Double glazed window to side. Shelved recess.

BEDROOM TWO 11' 1" x 10' 2" (3.38m x 3.10m) plus recess and door recess

Double glazed windows to front and side.

BEDROOM THREE 9' 4" x 7' 4" (2.84m x 2.23m)

Double glazed window to front.

BATHROOM

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Obscured double glazed window to rear. Complementary wall tiling.

OUTSIDE FRONT

To the front of the property there is a lawned garden which is enclosed by walling and panelled fencing.

REAR GARDEN

The rear garden is most generous and laid to lawn, enclosed by walling and fencing. The garden incorporates an outside store.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From Loggans Moor roundabout head towards Hayle. At the first roundabout take the first exit into Gilford Road. After 800 yards turn right into Viaduct Hill. Follow the road to the next mini-roundabout and take the second exit onto Humphrey Davy Lane. Take the next left into Trevithick Crescent where the property can be found 50 yards along on the right hand side. If using What3words:- branches.collapsed. potato

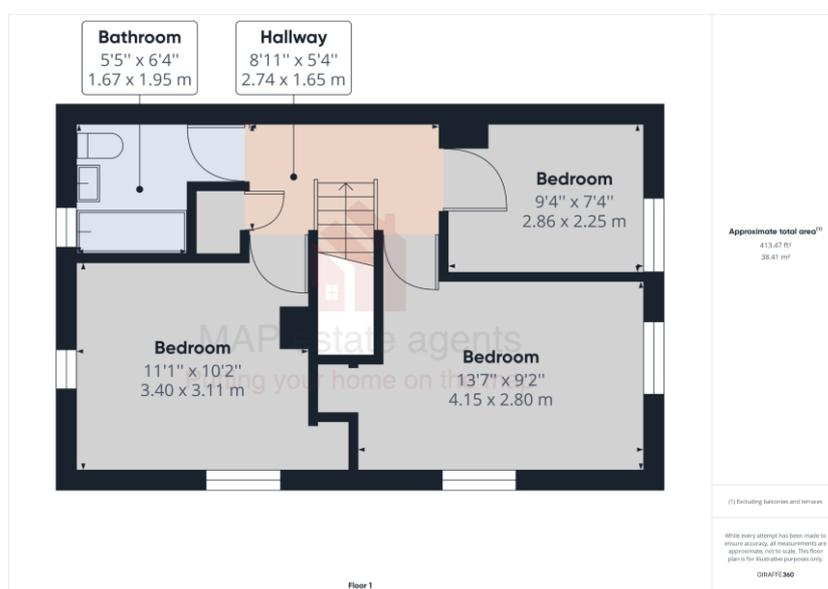


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- End terrace family home
- 16' Bay windowed lounge
- 16' Kitchen
- Three bedrooms
- First floor bathroom
- In need of refurbishment
- Generous rear garden
- Double glazing
- Close to amenities
- Chain free sale



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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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