

St Johns Street, Hayle. TR27 4LN



~ Terraced House

~ In Need of
Refurbishment

~ 2 Bedrooms

~ Dining Room



~ Sitting Room

~ Two Further Rooms

~ Garden

~ Gas Central
Heating

20 Foundry Square Hayle. TR27 4HH

Email: info@berwicks.co

Tel: 01736 759696

Freehold

A rare opportunity to acquire a good sized terraced house requiring refurbishment and modernisation. Located in the conservation area within central Hayle with easy access to it's facilities, this property also benefits from a really good sized garden for a property in the middle of town.

Directions:

Proceed through Hayle in an easterly direction. By the Cornish Arms, turn right into Sea Lane and then turn left into St Johns Street and the property will be seen on the left hand side.

Services: All mains services connected.

Council Tax Band: B

Energy Rating:

Accommodation

Dimensions Approximate

Front door to:-

Hall:

Stairs to first floor, radiator.

Dining Room: 11' 0" x 10' 11" (3.35m x 3.32m)

UPVC double glazed window to front aspect. Radiator, tiled fireplace with gas fire and storage cupboard to the side.

Sitting Room: 10' 10" x 10' 10" (3.31m x 3.29m)

UPVC double glazed window to front aspect. Radiator and fireplace (sealed) with shelving to either side.

Kitchen: 10' 10" x 9' 0" (3.29m x 2.75m)

Window to rear and door to rear garden. Exposed timbers and sealed fireplace. A range of base and eye level units with single drainer stainless steel sink and mixer tap and gas cooker point.

Room 1: 9' 6" x 9' 5" (2.89m x 2.86m)

(At present this is accessed through a separate entrance). Stairs to first floor and under stairs storage.

First Floor

Landing:

Bedroom 1: 16' 6" x 11' 1" (5.04m x 3.37m) narrowing to 7' 9" (2.36m)

UPVC double glazed windows to front aspect, radiator and chimney breast with recess to either side.

Bedroom 2: 9' 5" x 10' 10" (2.86m x 3.29m)

UPVC double glazed window to front aspect, radiator and chimney breast with recess to either side.

Bathroom: 9' 7" x 8' 6" (2.92m x 2.58m)

Frosted window to rear aspect, shower enclosure with mixer shower, pedestal wash hand basin, low level wc, storage area behind stairs, radiator and gas fired boiler serving central heating and domestic hot water.

Room 2: 9' 6" x 9' 5" (2.89m x 2.86m)

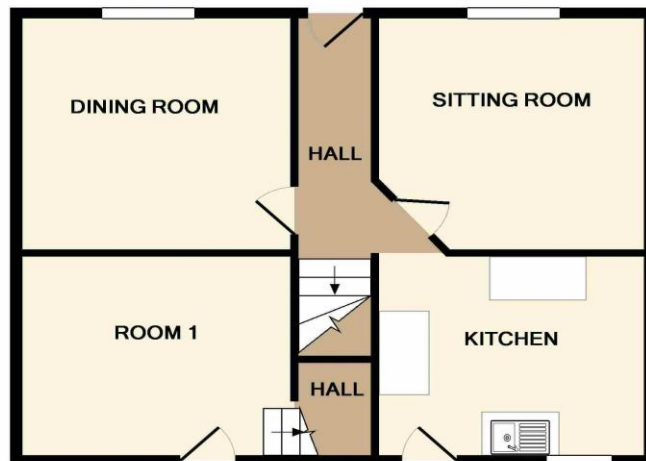
Stairs to room 1.

Outside

The rear garden is accessed via a right of way to the side of the property and is enclosed with a mixture of hedging, fencing and walling. Immediately behind the property is a concrete area, behind which is a flower bed and lawn.

Agents Note:

At present the property is on two separate deeds with rooms 1 & 2 having a separate title and being in separate ownership. The vendors wish to sell as one property, so that the new owners can register the property as one on completion.



GROUND FLOOR



1ST FLOOR

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see

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