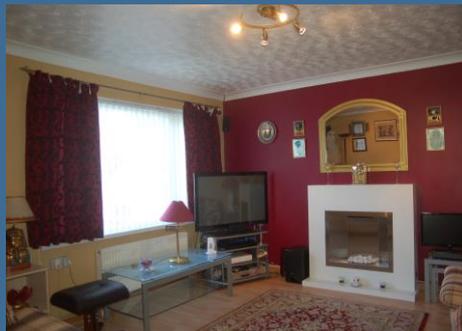


Harbour View, Hayle. TR27 4LB



- ~ Terraced House
- ~ 3 Bedrooms
- ~ Living Room
- ~ Kitchen/Diner



- ~ Conservatory
- ~ Downstairs WC
- ~ Summer House
- ~ Front and Rear Gardens



20 Foundry Square Hayle. TR27 4HH

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The current owners have lived in the property for a considerable time and they have improved and maintained the property. In front and behind the gardens is open land and the elevated position means that the property is nice and light. One of the main features of the house is the large conservatory, which provides excellent extra accommodation.

**Directions:**

From Commercial Road, turn right by the War Memorial, then turn right again by the Methodist Church. Follow the road around the green and the parking will be found at the end of the terrace.

**Services:** All mains services connected.

**Council Tax Band:** B

**Energy Rating:** D 65



**Accommodation**  
**Dimensions Approximate**

UPVC double-glazed front door to:

**Porch**

UPVC double-glazed windows to front and side aspect. Door to:

**Hall**

Stairs to first floor, radiator, storage cupboards.

**Lounge 13' 4" x 12' 8" (4.07m x 3.87m)**

UPVC double-glazed window to front aspect, radiator.

**Kitchen/Diner 19' 8" x 10' 4" (6.0m x 3.14m) narrowing to 8' 10" (2.69m)**

UPVC double-glazed window and patio doors to conservatory. A range of base and eye-level units, one and a half bowl single drainer sink with mixer tap, space and plumbing for washing machine, space and electric cooker point, space for fridge, radiator.



**Conservatory 15' 5" x 12' 9" (4.71m x 3.88m)**

UPVC double-glazed windows, with 35mm polycarbonate roof with skylights and ceiling blinds, radiators.

**Utility room**

Plumbing for washing machine.

**Cloakroom**

High-level wc, wash hand basin, extractor fan.

**Workshop**

**First Floor:**

**Landing**

Boiler cupboard with gas-fired boiler servicing central heating and domestic hot water. Roof access.

**Bathroom**

UPVC double-glazed window to rear aspect, storage cupboard, panel bath with mixer tap and electric shower over, low-level wc, wash hand basin, radiator.



**Bedroom 1 12' 10" x 9' 10" (3.91m x 3.0m)**

UPVC double-glazed window to rear aspect, alcove, radiator, bedroom furniture including wardrobes, chests or drawers and dressing table.

**Bedroom 2 13' 3" x 9' 6" (4.05m x 2.9m)**

UPVC double-glazed window to front aspect, radiator.

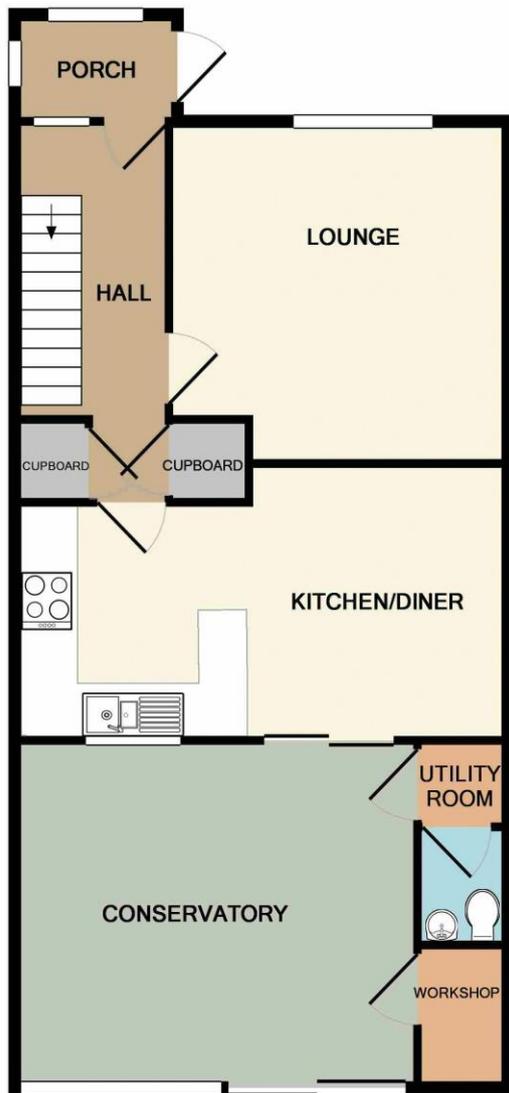
**Bedroom 3 10' 5" x 6' 9" (3.17m x 2.06m)**

UPVC double-glazed window to front aspect, over-stairs storage, built-in wardrobe, radiator.

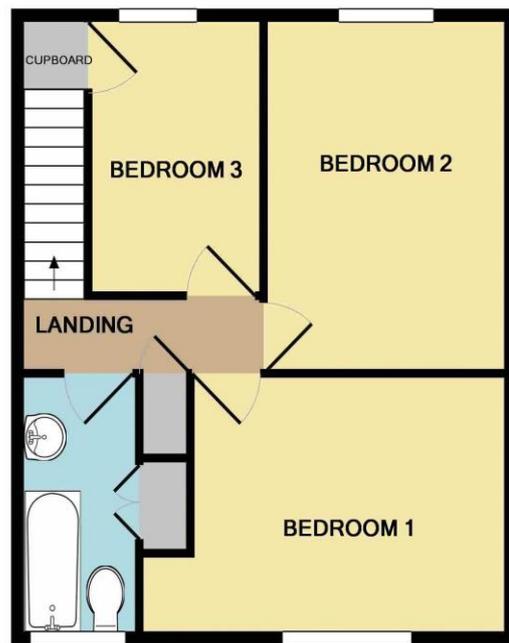
**Outside**

To the side of the terrace is a communal parking area. The front garden is enclosed with walling, with pedestrian access to the front door. Pedestrian access leads to the rear garden, which is walled and brick-paved, and has a summer house and shed.





GROUND FLOOR  
APPROX. FLOOR  
AREA 708 SQ.FT.  
(65.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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