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**St Johns Street,
Hayle**

**£200,000
Freehold**





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Property Introduction

A well-presented two bedroom traditional terraced cottage situated close to the local amenities of Copperhouse.

The accommodation briefly comprises of a living room and kitchen to the ground floor with two bedrooms and a family bathroom on the first floor. The property is warmed via gas central heating and further benefits from double glazing.

To the rear of the property, there is a generous enclosed courtyard-style garden.

Offered for sale chain-free, this property is an ideal first-time buy or investment.

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 trunk road 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 distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMMODATION COMPRISES

Double glazed panelled door opening to:-

ENTRANCE HALL

Wall-mounted cupboard housing consumer unit. Squared archway to:-

LIVING ROOM 12' 11" x 10' 8" (3.93m x 3.25m) maximum measurements into recesses

Double glazed window to the front. Fireplace (not currently in use) with wooden mantel over. Television point.

KITCHEN 13' 7" x 8' 4" (4.14m x 2.54m)

Double glazed window to the rear and double glazed door to the rear courtyard. Fitted with a matching range of wall and base units having roll top edge working surfaces over. Stainless steel single drainer sink unit with mixer tap over, space for cooker, space for fridge and freezer and space and plumbing for washing machine. Radiator. From hall, stairs to:-

FIRST FLOOR LANDING

Access to loft and smoke alarm. Doors off to:

BEDROOM ONE 13' 6" x 9' 11" (4.11m x 3.02m) maximum measurements

Double glazed window with window seat to the rear. Radiator.

BEDROOM TWO 9' 1" x 8' 2" (2.77m x 2.49m)

Double glazed window to the front. Wall-mounted gas combination boiler. Radiator.

BATHROOM

Double glazed obscure glass window to the rear. Fitted with a modern white suite comprising of a panelled bath, close coupled WC and wall-mounted wash hand basin. Complementary tiling to walls. Radiator.

OUTSIDE REAR

To the rear of the property, there is a generous tiered courtyard-style garden enclosed by block walling and featuring a raised patio seating area.

SERVICES

Mains water, electricity, drainage and gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

From 'Lidl' roundabout, proceed west to Fore Street. Upon reaching 'Hampsons Bakery', turn left into Lower Church Street. Take the first turning right into St Johns Street and the property will be identified on the left-hand side. If using What3words: casino.cropping.funky

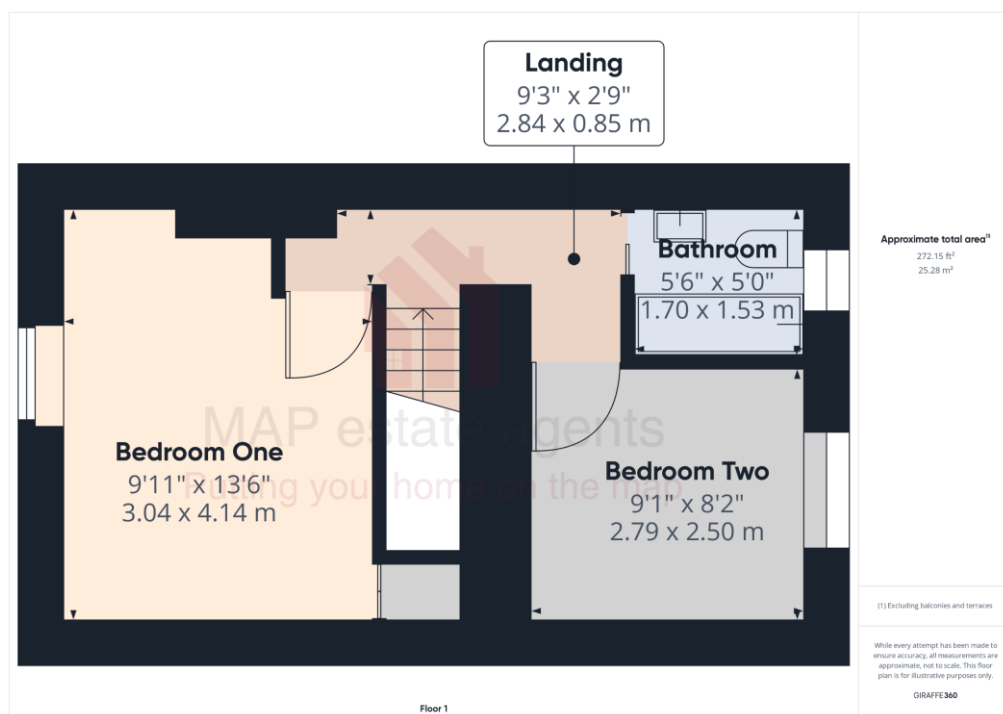


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Close to amenities of Copperhouse
- Two bedrooms
- Enclosed courtyard garden
- Gas central heating and double glazing
- Ideal first-time buy/investment
- No forward chain
- First floor bathroom
- Well-presented accommodation



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