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**Penpol Sidings,
Hayle**

**Offers in Excess of £105,000
Leasehold**





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Property Introduction

A superb and extremely well-presented flat situated in an excellent location close to the shops, harbour and beaches, this lovely property may appeal to those looking for a buy-to-let or a lock-up-and-leave bolt hole.

The accommodation comprises of an open-plan lounge/kitchen with an A-frame ceiling which has a large mezzanine above. The kitchen has attractive units and include a built-under oven, inset hob, integrated fridge and a washing machine. The double bedroom also has a vaulted ceiling and built-in double wardrobes. There is an entrance hall with a cloak hanging space along with a pleasant shower room.

Other benefits include gas central heating and one allocated parking space.

Available chain-free.

Location

Situated just a stone's throw from the harbour and the town's shops, along with the mainline Railway Station, the town of Hayle has a wide variety of independent retail outlets along with a choice of three supermarkets and Primary and Secondary schooling. The train station is approximately one hundred yards away, from here, you can reach Penzance and London Paddington.

Hayle is famous for it's three miles of golden sands with impressive sand dunes which provide endless walks with amazing views.

Approximately four miles away lies the popular town of St Ives which is a popular holiday resort famous for it's sandy beaches, pretty harbour and The Tate Gallery.

ACCOMMODATION COMPRISES

HALL

Featuring a telephone entry system and cloak hanging space. Door to: -

OPEN PLAN LOUNGE/KITCHEN 14' 6" x 9' 8" (4.42m x 2.94m) maximum measurements

Double glazed skylight window, wonderful A-frame vaulted ceiling with a mezzanine level above and radiator.

KITCHEN AREA

Fitted with white gloss base units and matching wall units, built-under oven with an inset hob and extractor fan above, integrated fridge and washing machine and inset sink unit.

PRINCIPAL BEDROOM 9' 5" x 9' 1" (2.87m x 2.77m)

Two double glazed skylight windows, two fitted double wardrobes, vaulted ceiling and radiator.

SHOWER ROOM

Featuring a shower enclosure with a mains shower, WC, pedestal wash basin, heated towel rail and extractor fan.

PARKING

One allocated parking space for this property.

LEASEHOLD INFORMATION

The property is leasehold with the lease commencing in 2005 with 985 years remaining. The ground rent is £200.00 per year and the current service maintenance charge for 2023 is £1,190.00 per year (including buildings insurance). We understand there are no restrictions within the lease for holiday letting or pets.

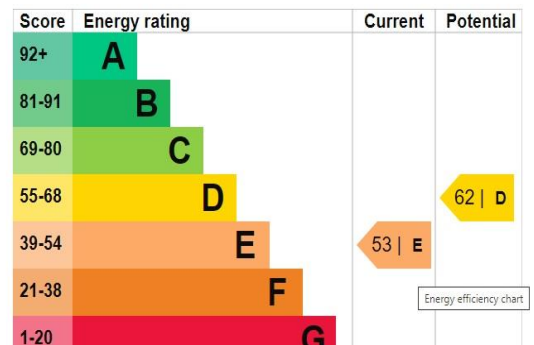
AGENT'S NOTE

We would make any buyers aware before arranging a viewing that this property is above a restaurant and if mortgage borrowing is required to please check the suitability for lending with your mortgage provider.

We are advised the the seller has previously let the property on a shorthold tenancy at £680 per calendar month. The Council Tax Band for this property is Band 'A'.

DIRECTIONS

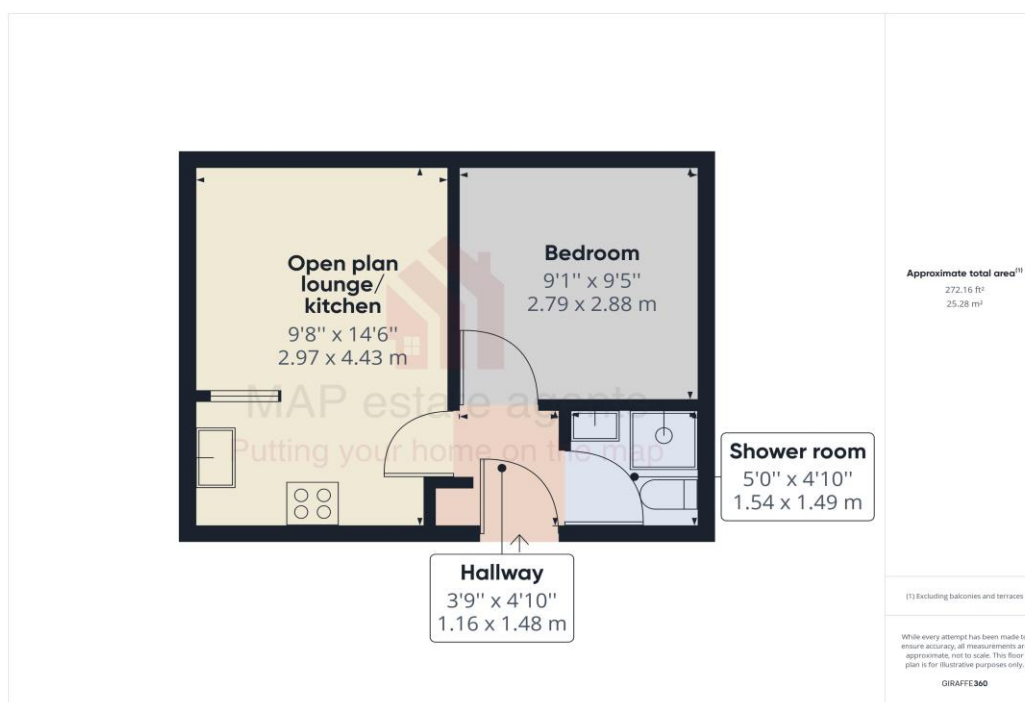
From 'Asda' superstore in Hayle, proceed over the roundabout and turn right in to Station Hill, after 60 yards, turn left in to Penpol Sidings, proceed 80 yards and turn left into The Mills car park. If using What3words: wool.blatantly.dispenser





MAP's top reasons to view this home

- Well-presented flat
- Close to the harbour and shops
- One double bedroom
- Vaulted A-frame ceilings
- Attractive kitchen with built-in appliances
- One allocated parking space
- Gas central heating
- Available chain-free
- Lease commencing 2005 with 985 years remaining
- Ideal as a buy-to-let/ holiday let or bolt hole



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

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01326 702333 (Falmouth & Penryn)

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