



Foundry Hill

Hayle

TR27 4HW

Asking Price £315,000

- TWO BEDROOM CHARACTER COTTAGE
- CENTRALLY LOCATED WITHIN HAYLE
- DELIGHTFUL GARDEN
- GARAGE AND PARKING
- INTERNAL VIEWING A MUST!



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 688.00 sq ft



Obscured glazed front door opening into..

#### ENTRANCE PORCH

5'11 x 4'7 (1.80m x 1.40m)

Vinyl flooring, window to the front aspect with garden views, obscured double glazed door into..

#### OPEN PLAN LOUNGE / DINER

21'11 x 16'4 (maximum measurement) (6.68m x 4.98m (maximum measurement))

Fitted carpet, beamed ceiling, double glazed window to the front aspect, coal effect gas fire on a slate hearth, brick fireplace with wooden mantle over.

Two wall lights, double glazed window to the rear. Carpeted staircase to first floor level with useful understairs cupboard. Feature central brick pillar, archway opening into..

#### KITCHEN

11'4 x 6' (3.45m x 1.83m)

Fitted with a range of shaker style base and wall mounted kitchen units, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splash back, double glazed window to the side and double glazed stable style door leading onto rear courtyard.

Built in cupboard, four ring electric hob with double oven below and stainless steel extractor above, tiled splash back, glass display cabinet, space for fridge and freezer, inset spot lights, roof light.

From the lounge, a carpeted staircase leads to...

#### FIRST FLOOR LANDING

Fitted carpet, loft access, ceiling mounted ventilation system. Door to..

#### BEDROOM

13'5 x 8'2 (4.09m x 2.49m)

Fitted carpet, built in wardrobe, and built in cupboard, double glazed window to the front aspect with distant rural views and views of the rear garden.

#### BEDROOM

9'5 x 4'10 (2.87m x 1.47m)

Fitted carpet, double glazed window to the rear.

#### BATHROOM

Fitted with a white suite comprising, pedestal wash hand basin, low level w/c, bath with electric shower over, glass shower screen, tiled surround, vinyl flooring, built in cupboard, obscured double glazed window to the rear.

#### OUTSIDE - FRONT

A delightful, long front garden, laid mainly to lawn with mature and well stocked borders.

Concrete footpath to the side with shared access to the neighbouring property. Paved patio area enjoying a sunny aspect.

#### REAR

Gated access leads to an enclosed rear courtyard, leading to..

#### UTILITY ROOM

9'7 x 2'11 (2.92m x 0.89m)

Sloping ceiling, power and light supplied, space for washing machine.

#### GARAGE

15'11 x 9'5 (4.85m x 2.87m)

Fitted with an up and over door, pedestrian door to the side, gas boiler.

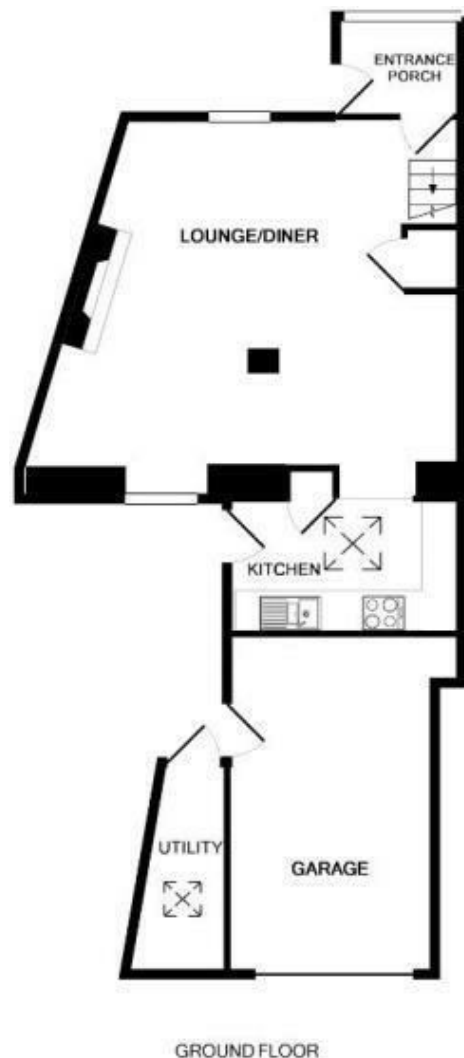
#### PARKING

Situated directly opposite the rear of the property is a parking space for a small car.



## Directions To Property

From our Hayle office turn right along Fore Street, continue along this road into Commercial Road and along until you get to the roundabout in Foundry Square. Take the first left at the roundabout and continue along until you get to Foundry Hill. The property will soon be seen on your righthand side.



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Valuation Request



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