



MAP estate agents
Putting your home on the map

**Mount Folly,
Chapel Hill, Hayle**

**£220,000
Freehold**





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Property Introduction

This two bedroomed end of terrace house offers well presented accommodation briefly comprising at ground floor level, a generous lounge/diner and fitted kitchen with two bedrooms and the bathroom found upstairs.

To the front of the property there is a gravelled courtyard style garden which enjoys a westerly aspect, perfect for after work relaxation.

Directly opposite the house, one will find a garage en bloc with parking space in front.

All in all, a little gem of a home in such a convenient location. Must be viewed!

Location

The property is situated a short level walk to the amenities 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

Glazed panel front door to :-

ENTRANCE HALL

Night store heater. Stairs rising to first floor. Door to :-

LOUNGE/DINER 23' 0" x 8' 0" (7.01m x 2.44m) minimum measurements

Double glazed window to front and rear. Two night store heaters. Wall mounted electric fire. Television point. Understairs cupboard housing immersion tank. Door to :-

KITCHEN 9' 8" x 6' 8" (2.94m x 2.03m)

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Washing machine and fridge/freezer.

Stainless steel single drainer sink unit with mixer tap over. Built-in stainless steel oven with hob inset to worksurface and extractor over. Double glazed window to rear.

From entrance hall, stairs rising to :-

LANDING

Smoke alarm. Doors to :-

BEDROOM ONE 12' 10" x 12' 0" (3.91m x 3.65m)

Double glazed window to front. Electric panel heater. Built-in double wardrobe.

BEDROOM TWO 9' 8" x 8' 0" (2.94m x 2.44m)

Oriel window to rear. Electric panel heater.

BATHROOM

Fitted with a peach coloured suite comprising paneled bath with electric shower unit and screen over, close coupled WC and pedestal wash handbasin. Skylight window.

OUTSIDE

To the front of the property there is a gravelled courtyard style garden. Opposite the property one will find the :-

GARAGE EN BLOC 17' 10" x 8' 9" (5.43m x 2.66m)

With metal up and over door with parking space in front.

AGENT'S NOTES

Council Tax band is band 'B'. Pursuant to the Estate Agency Act 1979, we wish to point out that the vendor is related to an employee of MAP Estate Agents.

SERVICES

Please be advised that the property benefits from mains water, mains electricity and mains drainage.

DIRECTIONS

From Lidl's roundabout proceed west along Fore Street. Upon reaching the war memorial turn left on to Chapel Hill. Take the next right turn and then right again on to Mount Folly. If using What3words crawling.cheeks.treaty

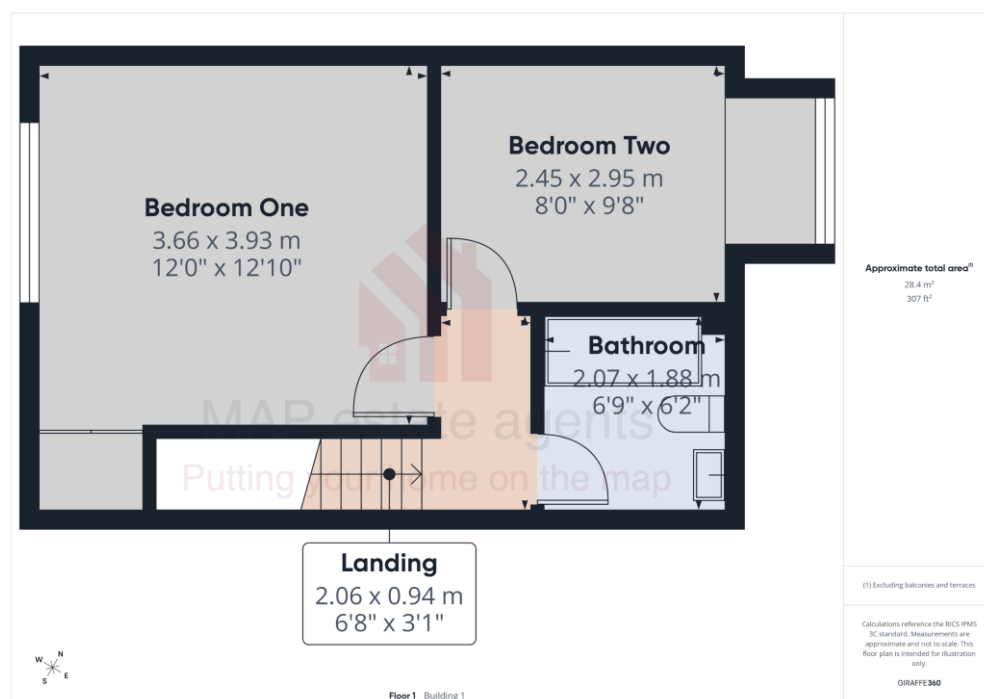
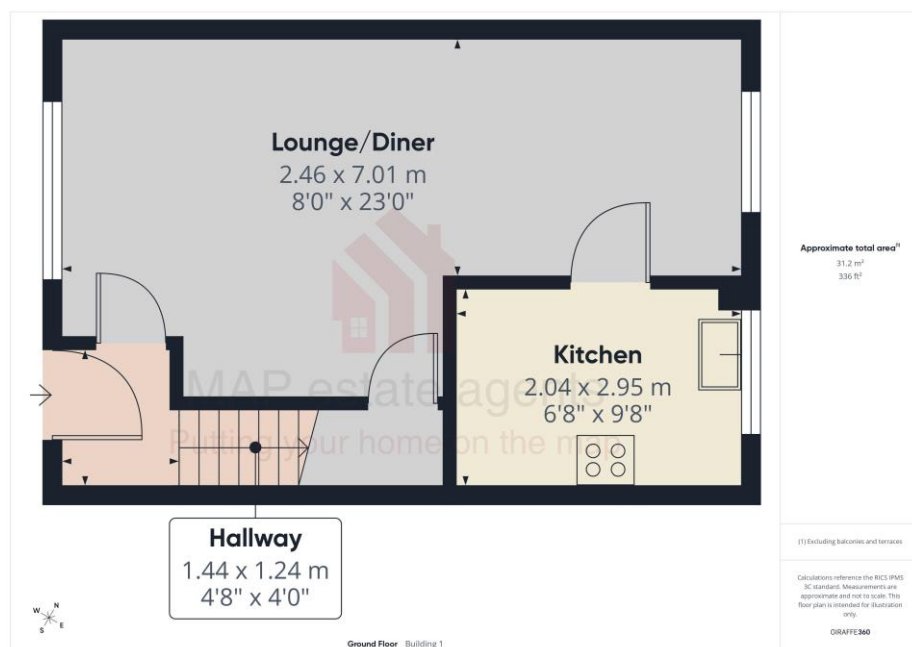


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- End of terrace home
- Generous lounge/diner
- Separate kitchen
- Two bedrooms
- Well presented accommodation
- First floor bathroom
- Garage and parking
- Double glazed
- Electric heating
- No chain sale



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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