



Tredrea Lane

St Erth

Hayle

TR27 6QS

Offers In The Region Of
£400,000

- THREE BEDROOM DETACHED FAMILY HOME
- GAS FIRED CENTRAL HEATING
- WELL PRESENTED ACCOMMODATION
 - REAR BALCONY
 - AMPLE PARKING
 - GARAGE
- TWO RECEPTION ROOMS
 - RURAL VIEWS
- INTERNAL VIEWING RECOMMENDED
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1154.00 sq ft



PROPERTY DESCRIPTION

A very well presented, three bedroom, detached dormer bungalow set in a quiet and tucked away cul de sac, within the popular village of St Erth. The gas heated and double glazed accommodation briefly comprises, entrance hallway, w/c, a well equipped kitchen with modern fitted units, lounge/diner with access onto the garden, separate living room. The first floor comprises three bedrooms (master with rear balcony) and a modern family bathroom. Outside there is offroad parking, a single garage and an attractive, landscaped rear garden enjoying rural views.

LOCATION

St Erth is a popular village, offering a mix of country-village character and relatively good transport links: the parish sits close to the A30 trunk road, and the nearby St Erth railway station, which is on the main route to Paddington Station and has links to the St Ives branch line. The setting is semi-rural but accessible, and the village has amenities such as a shop/post office, pub, a highly regarded primary school and walking/cycling routes by the river and estuary.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

ENTRANCE HALLWAY

Vinyl flooring, radiator, double glazed window to the front, built in cupboard, door into kitchen and door into...

W/C

Vinyl flooring, low level w/c with push button flush, corner wash hand basin with monobloc tap, tiled surround.

KITCHEN

Attractively fitted with a range of shaker style base and wall mounted kitchen units wood effect work surfacing over. Integrated fridge freezer, microwave oven, dishwasher, electric hob with stainless steel extractor above and double oven below.

Space for washing machine, sink and drainer with mixer tap, tiled splash back, double glazed window to the rear, glazed door leading onto the rear garden.

Vinyl flooring, radiator, inset ceiling spot lights.

Doors leading into sitting/dining room and lounge.

SITTING / DINING ROOM

A spacious room with vinyl flooring, two radiators, double glazed window to the side, double glazed French doors and double glazed window to the rear.

LOUNGE

Vinyl flooring, two double glazed windows to the front aspect, feature gas fired log effect fire on a granite hearth, two radiators.

Carpeted stairs leading to the first floor with useful storage cupboard below.

FIRST FLOOR LANDING

Fitted carpet, roof light above the staircase, door leading into...

BEDROOM 1

Fitted carpet, sloping ceiling, built in wardrobes, radiator, double glazed door with side window leading onto...

REAR BALCONY

An enclosed balcony with space for table and chairs, enjoying rural views across an adjoining field.

BEDROOM 2

Fitted carpet, double glazed window to the front, sloping ceiling, radiator, two built in cupboards.

BEDROOM 3

A slightly irregular shaped room with sloping ceiling, double glazed window to the front. Built in shelving with recess below.

BATHROOM

Attractively fitted with a modern white suite, comprising panel enclosed bath, tiled surround, mains fed shower with drencher head and hand attachment with wall mounted controls.

Double glazed window to the rear, wash hand basin with monobloc tap, vanity unit below, low level w/c with push button flush, tiled flooring, sloping ceiling, heating radiator, recessed shelving. Inset ceiling lighting and extractor fan.

OUTSIDE

The property is approached via a shared driveway leading to a garage. There is a gravelled parking area providing offroad parking and provides access to the front door,

GARAGE

Fitted with an up and over door, power and light supplied. Pedestrian door to the side leading onto the rear garden.

REAR GARDEN

Enjoying a sunny aspect and attractively landscaped, laid mainly to lawn, gravel and paved patio. enclosed by fencing and enjoying views across the adjoining field.

There is a timber shed and gated access to the side of the property providing access to the shared driveway.



SERVICES

Mains gas, water, electricity and drainage.

The property is heated via a gas boiler located in the kitchen.

DIRECTIONS

From our office in Hayle turn right heading along Fore Street and onto Commercial road, and then Penpol Terrace. At the end of Penpol Terrace take the first exit at the roundabout and continue up this road passing the White Hart Hotel, and onto Foundry Hill, continue along this road and then onto Mellanear Road, turn right onto Water Lane.

At the junction, turn left onto Chenhalls Road, and continue past Penwith Pitch and Putt golf course, continue along this road and continue over the bridge by the Church.

Continue up Tredrea Lane, the turning for The Orchard will soon be seen on your left hand side.,

Drive into The Orchard and follow the road around, the property will be seen on your right hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No



Tredrea Lane, St Erth, Hayle, TR27 6QS

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1154 ft²
107.2 m²

Balconies and terraces

91 ft²
8.5 m²

Reduced headroom

55 ft²
5.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

