Albertus Road

Hayle

TR27 4JQ

Offers In The Region Of £310,000

- A DETACHED THREE BEDROOM BUNGALOW
- HIGHLY REGARDED RESIDENTIAL LOCATION
- LARGE GARDENS
- DETACHED GARAGE
- OFF ROAD PARKING
- REQUIRING MODERNISATION
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND SUBJECT TO ANY NECESSARY PLANNING PERMISSIONS
- OUTLINE PLANNING FOR ADDITIONAL DWELLING SUBJECT TO CONSENT PERMISSION *See agents note
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - D

Floor Area - 845.00 sq ft

3

1

1

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PROPERTY DESCRIPTION
Trebell is a three-bedroom detached bungalow requiring modernisation throughout, offering an excellent opportunity for those looking to create a home to their own taste and style.

The property enjoys a good-sized, private garden with a high degree of seclusion, together with potential for extending the existing accommodation, subject to the necessary planning consents and permissions.

LOCATION
Albertus Road is a quiet and highly regarded residential area, situated on the outskirts of Hayle, well placed for all of Hayle's amenities, local schools and transport links.

THE ACCOMMODATION COMPRISES
(All dimensions are approximate and measured by LIDAR)

Obscured double glazed entrance door, opening into...

ENTRANCE HALLWAY
Fitted carpet, radiator, loft hatch, various doors leading off.

LOUNGE
Fitted carpet, fireplace with wooden mantle and tiled surround, gas coal effect fire. Radiator, large double glazed window to the front aspect.

BEDROOM 1
Fitted carpet, radiator, double glazed window to the front aspect, wall light.

BEDROOM 2
Fitted carpet, radiator, double glazed window to the rear.

BEDROOM 3
Fitted carpet, radiator double glazed window to the rear.

BATHROOM
Panel enclosed bath, with electric shower above and tiled surround, pedestal wash hand basin, low level w/c, obscured double glazed window to the rear, radiator, vinyl flooring, small built in cupboard above the doorway.

KITCHEN
Shaker style base and wall mounted units with roll top work surface over, four ring electric hob, oven below, tiled splash back, radiator. Two double glazed windows to the side, stainless steel sink and drainer, tiled splash back. Open into...

DINING ROOM
Fitted carpet, radiator, double glazed sliding patio door into...

SUNROOM
Step down, tiled flooring, glazed windows to three sides, glazed sloping roof, glazed doors leading out onto the rear garden.

OUTSIDE
The property is accessed via a brick paved driveway, providing off road parking, leading to a single garage.
The front garden is laid lawn with mature shrubs and bushes. A paved pathway leads to the front door.
A pathway leads along the side of the property to a further garden area, laid to lawn with further mature shrubs, bushes and trees.

REAR GARDEN
A particular feature of this property is the good sized garden which has planning passed in principle for a detached dwelling.
The garden is laid to lawn with a selection of fruit trees, enclosed by hedging and fencing offering a high degree of privacy.

AGENTS NOTE
AGENT'S NOTE: The property benefits from outline planning permission for the construction of an additional dwelling within the existing garden - Planning reference number: PA25/08831. Purchasers should be aware that the property is subject to a restrictive covenant which requires the consent of the original developers of the site for the construction of any additional dwelling. We understand that this consent has not been obtained. Purchasers are advised to make their own enquiries with their solicitor regarding the planning permission, the terms of the covenant and the implications for any proposed development.

SERVICES
Mains water, electricity and gas. The property is heated via a gas fired boiler.

DIRECTIONS
From our Hayle office, turn right and continue along Fore Street and along Commercial Road, Hayle Terrace and Penpol Terrace, pass under the viaduct and take the first exit at the roundabout. Continue up this road, passing the White Hart Hotel and the Millpond. Continue up Foundry Hill and turn right onto Trelissick Road. Take the next turning on your left into Albertus Gardens, then turn right onto Albertus Road, where the bungalow will be seen on your left hand side.

MATERIAL INFORMATION
Verified Material Information:

Council Tax band: D
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction

Energy Performance rating: E
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
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, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
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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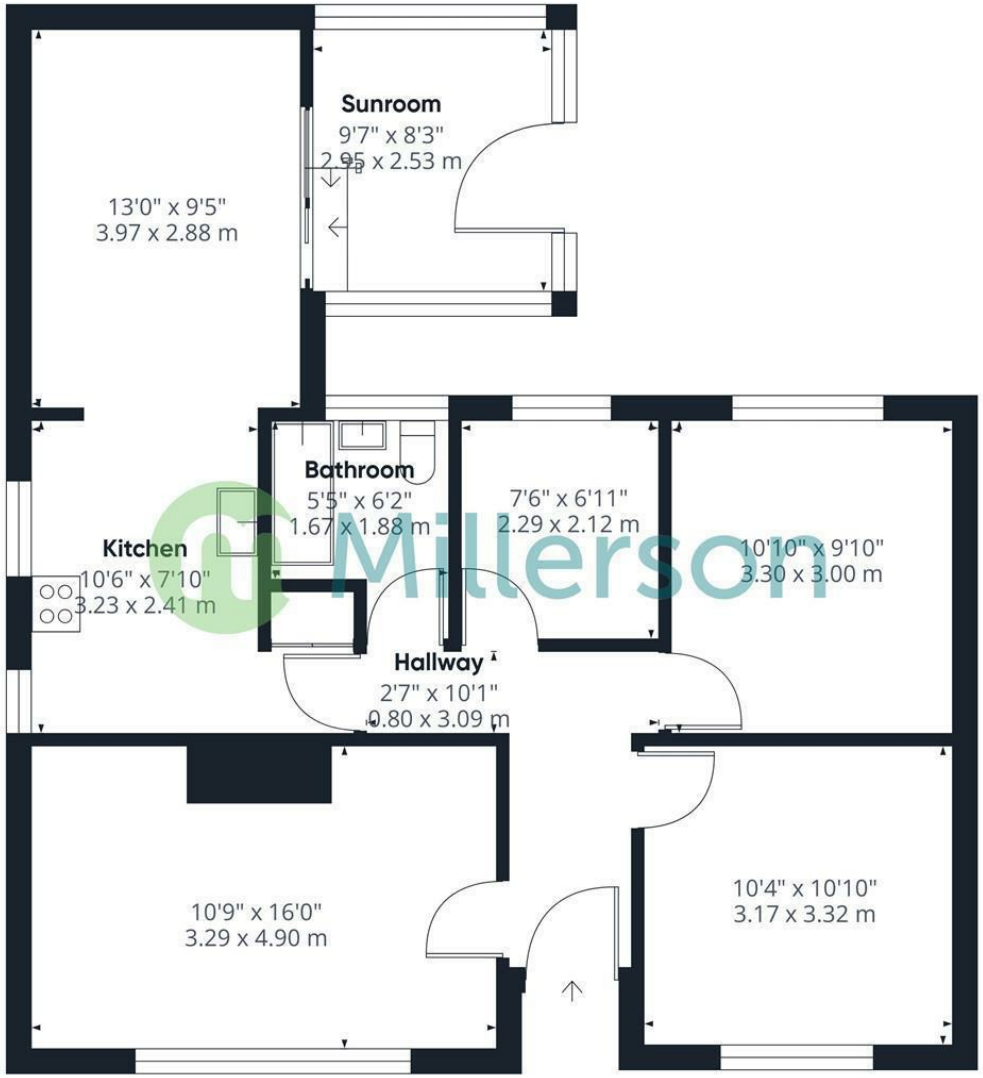
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area(1)

845 ft²

78.4 m²

(1) Excluding balconies and terraces

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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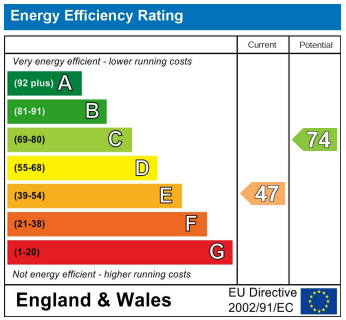

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