Forth An Tre

Hayle

TR27 4QQ

Offers In The Region Of £320,000

- DETACHED THREE BEDROOM BUNGALOW
- NO ONWARD CHAIN
- GAS HEATING AND DOUBLE GLAZING
- POPULAR RESIDENTIAL CUL DE SAC
- DRIVEWAY AND GARAGE
- REAR GARDEN AND PATIO AREA
- WELL PRESENTED ACCOMMODATION
- MODERN SHOWER ROOM
- INTERNAL VIEWING RECOMMENDED
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - D

Floor Area - 943.00 sq ft

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PROPERTY DESCRIPTION

A very well presented, three bedroom, detached bungalow situated in a highly regarded and quiet cul-de-sac within Phillack.
The gas heated and double glazed accommodation briefly comprises; entrance hallway, lounge/diner, kitchen, sunroom, three bedroom and modern shower room.
Outside the property, a driveway provides off road parking, leading to a single garage.
The rear garden is well stocked with mature shrubs and bushes and offers a high degree of privacy.
An internal viewing of this delightful bungalow is sure to impress!

LOCATION

Phillack is a picturesque and sought after hamlet on the edge of Hayle, just a short walk from the Towans' sandy beaches with views towards Carbis Bay and St Ives. It's home to the historic Bucket of Blood pub and near Copperhouse Pool's riverside walks. Families benefit from strong local schools, including Penpol School, Bodriggy Academy, Connor Downs Academy, Hayle Academy, and The Cornwall Independent School. Transport links are excellent, with Hayle railway station offering hourly direct trains to Truro in around 25 minutes, frequent bus services (T1, T2, 15) under Cornwall's low-fare Tap & Cap system, and private transfers available to airports and nearby attractions.

Entrance door leading into...

ENTRANCE HALLWAY

Entrance matting, fitted carpets, radiator, loft hatch, built in cupboard and built in airing cupboard, door into....

LOUNGE DINER

Fitted carpet, radiator, two ceiling mounted spot light rails, double glazed sliding patio doors to the rear leading onto the rear garden, door leading into...

KITCHEN

Fitted with a selection of shaker style base and wall mounted kitchen units with roll top work surfacing, one and a half bowl, sink and drainer with mixer tap, tiled splash back.
Wall mount gas boiler, space and plumbing for washing machine. Four ring gas hob and integrated oven below, tiled splash back and extractor above.
Door into...

SUNROOM

Double glazed windows to three sides, double glazed door to the front and rear, sloping polycarbonate roof.

From the entrance hallway, door leads into...

BEDROOM

Fitted carpet, double glazed, box bay window to the front aspect with deep window cill, radiator.

BEDROOM

Fitted carpet, double glazed window to the front aspect, radiator.

BEDROOM / OFFICE

Fitted carpet, double glazed window to the side, radiator.

SHOWER ROOM

Fitted with a modern, white suite, comprising; low level w/c with push button flush, pedestal wash hand basin with monobloc tap, obscured double glazed window to the side, corner shower cubicle with electric shower. Heated towel rail, vinyl flooring.

OUTSIDE

The property is accessed via driveway providing off road parking for up to two cars and leading to...

GARAGE

Fitted with an roller door to the front and a pedestrian door to the side, power and light supplied, pitched roof.

REAR GARDEN

The rear garden is laid mainly to lawn, enclosed by fencing, well stocked, mature borders, offering a high degree of privacy.
There is gated access to both sides of the property. A paved patio area to the side of the property providing ample space for seating, with steps leading down to the garage and driveway.

SERVICES

Mains gas, electricity, water and drainage.
The property is heated via a gas boiler, located in the kitchen

DIRECTIONS

From our Hayle office, turn left and proceed along Fore Street and onto Copper Terrace. Take the turning left by the recreation park, and take the next turning on the right.
Carry along this road for a short distance and take the next left over the small bridge. Continue into the development and take the second left into Forth An Tewennow and then take the next right onto Forth An Tre.
The property will soon be seen in front of you, indicated by our for sale board.

MATERIAL INFORMATION

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

Energy Performance rating: C
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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
Parking: Garage and Driveway
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.

Forth An Tre, Hayle, TR27 4QQ

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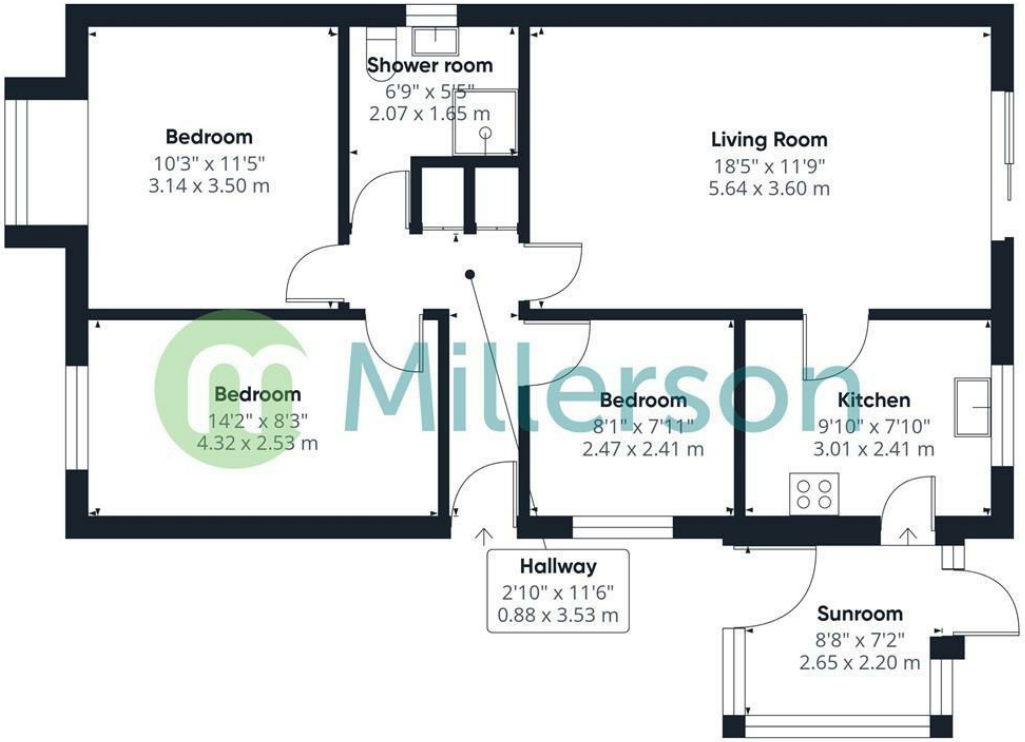
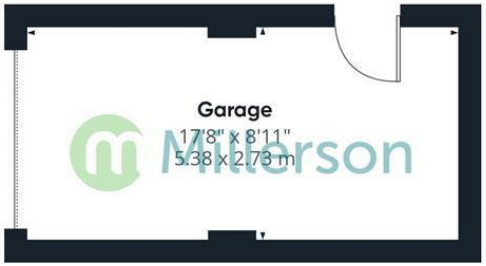


Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)
943 ft²
87.7 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.

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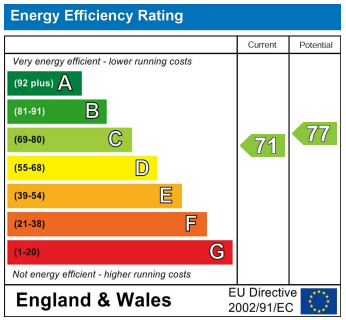

Needing To Sell?

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

50 Fore Street
Hayle
Cornwall
TR27 4DY

E: hayle@millerson.com
T: 01736 754115
www.millerson.com

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