



**Greenbank
Connor Downs
Hayle
TR27 5DA
Price Guide £475,000**

- A SPACIOUS AND WELL PRESENTED 3 BEDROOM BUNGALOW
- MODERN KITCHEN
- DINING ROOM AND SEPARATE OFFICE
- LOUNGE WITH VAULTED CEILING
- AMPLE OFF-ROAD PARKING
- GARDENS TO THREE SIDES
 - QUIET CUL DE SAC
- POPULAR VILLAGE LOCATION
 - EPC: D68
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - E

Floor Area - 1389.00 sq ft



3



2



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D68

PROPERTY DESCRIPTION

Located within a quiet Cul-de-Sac is this most spacious, and well presented, three bedroom bungalow which has been updated by the current vendors to include a modern, well equipped kitchen, garage conversion to form a useful office room / play room.

The gas heated accommodation briefly comprises, an L shaped open plan kitchen diner, separate utility room, office, lounge with feature vaulted ceiling, three bedrooms (master ensuite) and a family bathroom.

A good sized driveway provides ample off road parking and there are lawned gardens to three sides of the property.

The property benefits from planning permission to extend and re configure the current layout.

LOCATION

Connor Downs is a popular village with shops & services: The village has a petrol station (Spar), garage with a store, a pub, and small local businesses. Nearby Trevaskis Farm is a popular farm shop and café.

Nearby Gwithian beach is all but a short drive away and is a very popular beach for surfers, dog walkers, or for those who enjoy a great sandy beach.

Connor Downs Primary School is placed at the other end of the village, and further educational places are available in Hayle or Camborne towns almost equal distance away and both towns support many local business, supermarkets and both also benefit from a railway station on the Penzance /London mainline.

Obscured double glazed front door opening into...

OPEN PLAN L SHAPED KITCHEN DINER

DINING ROOM- Laminate flooring, double glazed window to the side, radiator, double doors leading into the lounge. Open access into inner hallway, fitted cupboard with draws.

KITCHEN-Attractively fitted with a range of shaker style base and wall mounted kitchen units with oak block work surface over. One and a half bowl sink and drainer with tiled splash back, space for dishwasher, five ring gas hob with stainless steel splash back, oven below, laminate flooring, radiator, double glazed window to the front, breakfast bar and space for a freestanding fridge freezer. Open into...

UTILITY ROOM

Stainless steel sink and drainer with mixer tap, double glazed window to the front, space for a washing machine, and tumble drier, door into...

OFFICE / PLAYROOM

Fitted carpet, loft hatch, two obscured double glazed doors to the front, cupboard housing a gas fired combination boiler, Radiator, double glazed window to the rear, and double glazed door leading onto the rear garden.

LIVING ROOM

A most spacious living room with high vaulted ceilings, feature slate fireplace with wooden mantle and slate hearth, two wall lights, recessed seating area with double glazed windows to two sides and vaulted ceiling. Double glazed sliding patio doors to the side.

INNER HALLWAY

Fitted carpet, radiator, loft access.

BEDROOM

Fitted carpet, double glazed window to the rear, radiator, built in cupboard, door into...

ENSUITE SHOWER ROOM

Corner shower cubicle with electric shower, tiled surround, heated towel rail, low level w/c with push button flush, pedestal wash hand basin with mixer tap, obscured double glazed window to the rear, vinyl wood effect flooring.

BEDROOM.

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

BEDROOM..

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

FAMILY BATHROOM

Fitted with a white suite comprising panel enclosed bath with mixer tap, mains fed shower above, tiled surround, obscured double glazed window to the side, low level w/c with push button flush.

Heated towel rail, vinyl flooring, useful built in cupboard with fitted shelving, pedestal wash hand basin with monobloc tap.

OUTSIDE

The property is approached via a tarmac driveway providing offroad parking for three cars, a paved step leads to the door.

The front garden is laid to lawn with a gravel border, enclosed by fencing with a timber shed to the side.

Gated access from the front garden leads to...

SIDE GARDEN

Laid to lawn with a paved patio area, offering space for table and chairs enclosed by walling and fencing.

A pathway to the side of the property leads to...

REAR GARDEN

Laid to lawn enclosed by walling and fencing and enjoying a high degree of privacy, space for a large shed.

DIRECTIONS

From our office in Hayle, turn left and continue along Fore Street and past the recreation park. Proceed over the mini roundabout by Lidl and take the second exit at the Loggans Moor roundabout onto Carwin Rise, proceed into Connor Downs.

Continue past the Turnpike Inn and petrol station and take the third turning on your left into Greenbank, and left again into the Cul-de-Sac. The property will soon be seen on your right hand side.

AGENTS NOTE

The property benefits from planning permission (granted 2024) to reconfigure the current layout and to extend the property to create an additional bedroom with ensuite and to include a large porch to the front of the property.

Planning application number: PA24/09584.

For further information, please contact our office.

SERVICES

Mains electricity, gas, water and drainage.

Gas fired central heating via a combination boiler located in the office.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: E

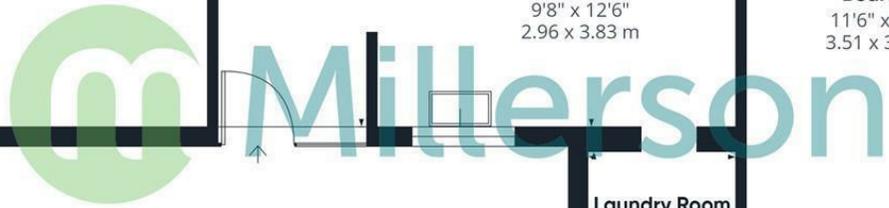
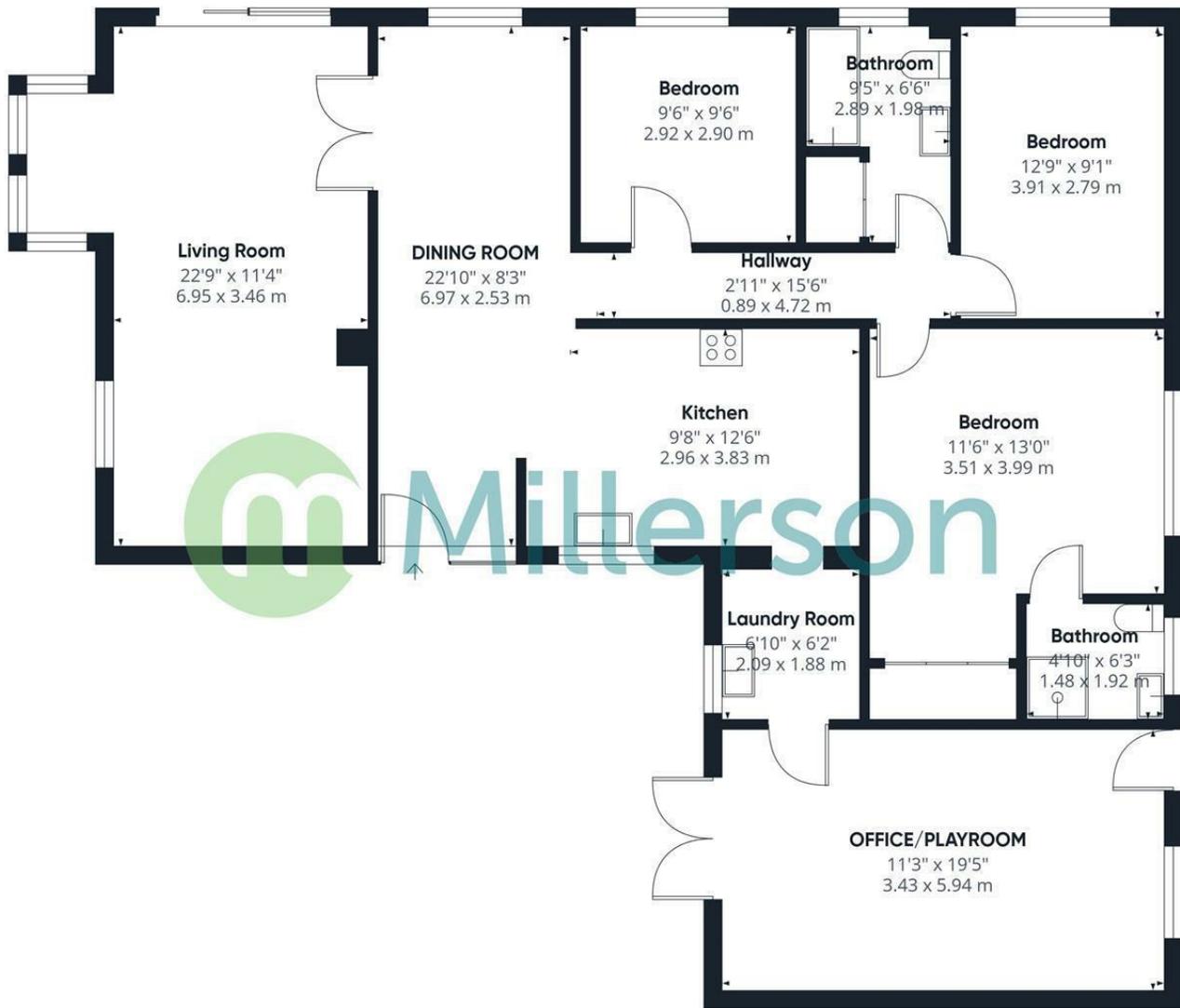
Tenure: Freehold



Property type: Bungalow
 Property construction: Standard construction
 Energy Performance rating: D
 Number and types of room: 3 bedrooms, 2 bathrooms, 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: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
 Parking: Off Street 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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 Open Government Licence v3.0.
 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⁾
 1389 ft²
 129 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

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 www.millerson.com

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

