Upton Towans

Hayle

TR27 5BJ

Offers In The Region Of £160,000

- A TWO BEDROOM SEMI DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- LARGE REAR COURTYARD
- REQUIRING UPDATING
- DRIVEWAY PARKING
- ADJACENT TO THE TOWANS AND A SHORT DISTANCE FROM THE BEACH
- A MUST SEE PROPERTY
- NON STANDARD CONSTRUCTION - CHECK WITH YOUR MORTGAGE ADVISOR FOR LENDER REQUIREMENTS
- SCAN QR FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - A

Floor Area - 495.00 sq ft

2

1

1

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DESCRIPTION
A rare opportunity to purchase this two bedroom, semi detached bungalow situated within Upton Towans, a short walk to the beach.

The accommodation briefly comprises, sunroom, lounge, kitchen, separate w/c, two bedrooms and a family bathroom. Outside there is a good sized rear courtyard which enjoys a sunny aspect and has gated access. To the front, there is offroad parking for up to two cars.

The property does require modernisation, but offers great potential for the next owner to place their mark on the property. We believe the property is constructed with a single skin timber frame and render finish. Any potential buyers requiring a mortgage should check with mortgage lender to see if it fits with their lending criteria.

Phone now to arrange your viewing appointment.

Entrance door into

SUNROOM
14'11" x 4'9" (4.55 x 1.45)
Vinyl flooring, sloping polycarbonate roof, glazed windows to the rear, obscured glazed door to the rear.
Door and steps down to...

INNER LOBBY
Fitted carpet, door into kitchen, door into...

W/C
Low level w/c, vinyl flooring, obscured window to the side, wash hand basin.

KITCHEN
10'1" x 7'2" (3.07 x 2.18)
Fitted with a selection of base units with roll top work surfacing over, stainless steel sink and drainer, window to the side, space for cooker, fridge and freezer, Part tiled walls, loft access, vinyl flooring, built in cupboards, open into...

LOUNGE
15'1" x 10'4" (4.60 x 3.15)
Fitted carpet, 2 sash internal windows to the rear into sunroom, part panelled walls, recessed shelving, electric night storage heater, open into...

INNER HALLWAY
Fitted carpet, loft access, built in cupboard housing hot water cylinder and fitted shelving, a further built in cupboard with fitted shelving.

BEDROOM 1
12'10" x 8'8" (3.91 x 2.64)
Fitted carpet, electric night storage heater, window to the front, recess with space for chest of draws, built in wardrobe.

BEDROOM 2
9'6" x 7'11" (2.90 x 2.41)
Fitted carpet, window to the front, electric night storage heater.

BATHROOM
5'7" x 5'2" (1.70 x 1.57)
Panel enclosed bath with electric shower over, pedestal wash hand basin, part tiled walls, fitted carpet, obscured window to the side, fitted carpet.

OUTSIDE FRONT
The property is approached via a gated driveway, providing offroad parking for up to two cars.
A pathway to the side of the property leads to the front door and onto...

REAR COURTYARD
A good sized rear courtyard, enjoying a sunny aspect, enclosed by walling with timber shed and wooden double gates to the rear, which could provide additional, secure parking if required.

AGENTS NOTE
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MATERIAL INFORMATION
Verified Material Information
Council tax band: A
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form * please refer to agents note
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only
Heating features: Night storage
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Rear 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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: No Certificate

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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.

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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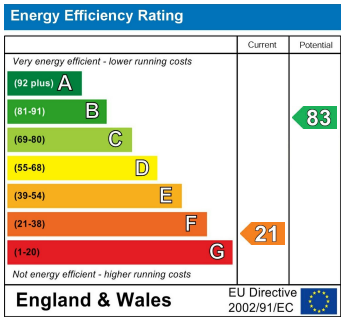

Needing To Sell?

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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