

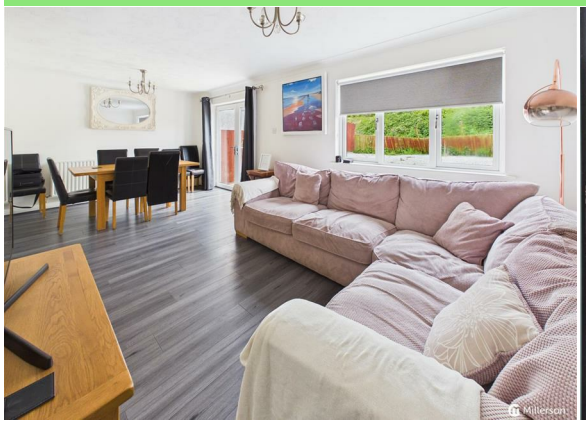
Polvelyn Parc

Hayle

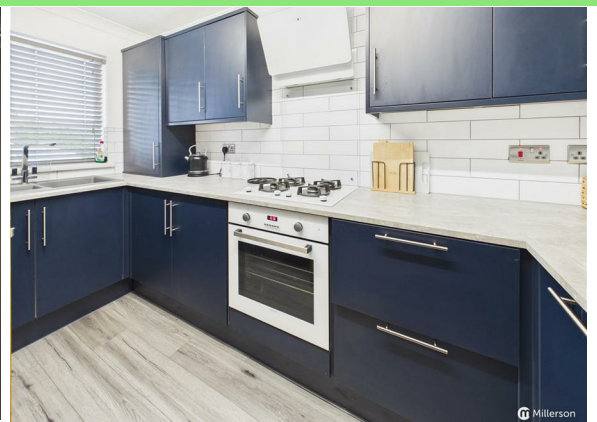
TR27 4JP

Asking Price £345,000

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- INTEGRAL GARAGE
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- ENSUITE SHOWER ROOM
- LOW MAINTENANCE GARDEN
- INTERNAL VIEWING A MUST!
- EPC: C72
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 1011.00 sq ft


4


2


1


C72

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this very well presented, four bedroom (one with ensuite bathroom) semi detached family home enjoying spacious, gas heated accommodation.
The accommodation briefly comprises, entrance hallway, a modern and well equipped kitchen, lounge/diner with access onto the rear garden. Separate w/c and access into the integral garage.
A staircase leads up to the first floor landing. There are four bedrooms (principal with ensuite shower room) and a modern family bathroom.
Outside there is offroad parking, leading to the garage. The rear garden is designed with low maintenance in mind, laid to brick paving and steps up to a gravelled area, enclosed by fencing.

LOCATION

Polvelyn Parc is a quiet, popular residential cul-de-sac, centrally located within Hayle Town, offering distant views towards the Towans, well placed for all of the towns amenities, transport links, beaches and nearby schools.

Entrance door opening into...

ENTRANCE HALLWAY

Laminate flooring, radiator, door leading into integral garage, carpeted stairs to first floor level, door to w/c and into lounge/diner.
Door into...

KITCHEN

Attractively fitted with a range of modern, base and wall mounted units with contrasting work surfing over.
Integrated fridge/freezer, microwave oven, dishwasher, four ring gas hob with electric oven below, tiled splash back and extractor above. One and a half bowl sink and drainer, mixer tap, tiled splash back, double glazed window to the front aspect, laminate flooring.

W/C

Laminate flooring, low level w/c, wash hand basin with monobloc tap, tiled splash back and vanity unit below, obscured double glazed window to the side aspect.

LOUNGE / DINER

A spacious living room with laminate flooring, double glazed window and double glazed French doors to the rear, two radiators, space for dining table and chairs.
Door into useful understairs storage cupboard.

From the entrance hallway, a carpeted staircase leads to...

FIRST FLOOR LANDING

Fitted carpet, radiator, loft access. Door into...

BEDROOM 1

Fitted carpet, radiator, double glazed window to the front enjoying distance views towards Phillack and the Towans.
Built in wardrobe, door into...

ENSUITE SHOWER ROOM

Low level w/c with push button flush, obscured double glazed window to the side, wash hand basin monobloc tap and vanity unit below.
Shower cubicle with bifolding doors, tiled surround and mains fed shower.

BEDROOM 2

Fitted carpet, radiator, built in wardrobe, double glazed window to the front.

BEDROOM 3

Fitted carpet, sloping ceiling with roof light with built in blind, recessed storage area.

BEDROOM 4

Fitted carpet, radiator, built in wardrobe, sloping ceiling, roof light with built in blind.

BATHROOM

Laminate flooring, P shaped bath with mixer tap, mains fed shower over, glass shower screen. Tiled walls heated towel rail, low level W/C with push button flush, obscured double glazed window to the side, wash hand basin with monobloc tap and vanity unit below.

OUTSIDE

The property is accessed via a driveway providing parking for two cars and leading to...

INTEGRAL GARAGE

Fitted with an up and over door, power and light supplied. Hot water cylinder. Door leading into the hallway.

REAR GARDEN

Designed for low maintenance in mind and enjoying a sunny aspect.
A large, brick paved patio area provides the ideal space for alfresco dining, steps lead up to a raised garden, laid to gravel and enclosed by fencing.
Gated access to the side of the property leads to the front of the house.

SERVICES

Mains gas, water, electric and drainage.
The property is heated via a gas fired boiler.

DIRECTIONS

From our office in Hayle, turn left and proceed along Fore Street and into Market Square and Copper Terrace. Turn right at the Texaco filling station and follow the road around to the right.
Take the next left into Polvelyn Parc, the property will soon be seen on your right hand side.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold







Council tax band: C
EPC rating: C
The building
Semi-detached house, standard construction
4 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: Ramped access
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
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
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL165438):
- The property cannot be used for certain types of business, specifically as a builders merchant, timber merchant, coal merchant, or for the sale and storage of oil and petrol products. This is a 'restrictive covenant', which is a rule that prevents you from doing certain things on your land.
- The owner must not do anything that causes a nuisance or annoyance to the neighbours.
- The owner cannot claim a right to 'light or air' if it would prevent the neighbours at 39 or 41 Prospect Place from building on their land. A right to light or air is a legal right to receive light or air across someone else's land.
- There are additional rules in the 2000 Transfer document regarding boundary structures (like fences or walls) and further restrictions on how the land is used.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the 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.



Floor 0



Floor 1



Approximate total area(1)

1011 ft²

94 m²

Reduced headroom

0 ft²

0.1 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.

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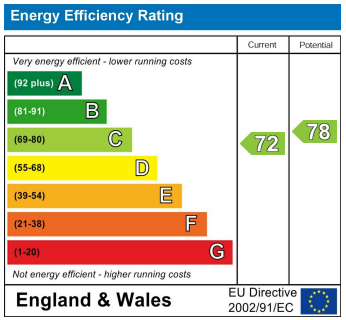

Needing To Sell?

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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