

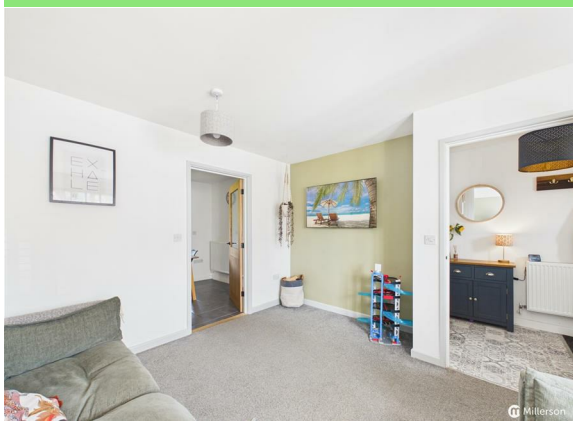


Towans View Connor Downs Hayle

TR27 5FH

Offers In The Region Of
£260,000

- TWO BEDROOM FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
 - AIR SOURCE HEATING
- OFF ROAD PARKING FOR TWO CARS
- OFFERED FOR SALE IN EXCELLENT DECORATIVE ORDER
- AN IDEAL FIRST TIME BUYERS HOME
- INTERNAL VIEWING IS SURE TO IMPRESS!
- PHONE NOW TO ARRANGE YOUR VIEWING APPOINTMENT
 - EPC: C72
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 787.00 sq ft



2



1



1



C72

PROPERTY DESCRIPTION

A beautifully presented, two bedroom family home situated within a popular residential development, centrally located in Connor Downs. The accommodation briefly comprises; entrance hallway, lounge, kitchen/breakfast room and separate w/c. The first floor comprises; two double bedrooms and a family bathroom. Outside there is parking for two cars, gardens to the front, rear and side of the property. An internal viewing of this delightful home is urged at your earliest convenience.

LOCATION

Towans View is centrally located in the village of Connor Downs, a friendly and well-connected spot in west Cornwall. The village has a relaxed, community feel, with a petrol station with a local shop, pub, primary school, as well as a WI Hall and the popular Trevaskis Farm shop and restaurant, making it a convenient and well-served place to live day to day. Its position just off the A30 also means it's easy to get around, whether you're heading further into Cornwall or commuting nearby. One of the real highlights of living here is how close you are to the coast. Gwithian Beach is only a short drive or bus ride away and is known for its wide, golden sands, rolling dunes, and popular surf conditions. It's also a fantastic spot for walks and sunsets, with sweeping views across the bay towards the iconic Godrevy Lighthouse sitting on its rocky headland just offshore. The nearby town of Hayle adds to the appeal, offering a good range of shops, supermarkets, and places to eat, as well as a train station for easy travel further afield. Hayle's harbour and long sandy beaches make it a lovely place to spend time, and having it so close by gives you the best of both a quiet village setting and easy access to everything you might need.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measure by LIDAR).

Entrance door leading into...

ENTRANCE HALLWAY

Entrance matting, tiled flooring, carpeted stairs to first floor level. Door leading into...

LOUNGE

Fitted carpet, double glazed window to the front, radiator, door leading into...

KITCHEN / BREAKFAST ROOM

A spacious kitchen / breakfast room fitted with a range of shaker style base and wall mounted kitchen units with granite effect roll top work surfacing over. Integrated four ring electric hob, tiled splash back, electric oven below. Stainless steel sink and drainer with mixer tap, tiled splash back, double glazed window to the rear. Space for washing machine, tumble drier and fridge freezer. Tiled flooring, radiator, built in cupboard and door leading into...

INNER HALLWAY

Tiled flooring, door to rear, radiator, door into...

W/C

Low level w/c, tiled flooring, pedestal wash hand basin with mixer tap, radiator, ceiling mounted extractor fan.

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

FIRST FLOOR LANDING

Fitted carpet, radiator, built in cupboard housing hot water cylinder. Built in airing cupboard.

BEDROOM 1

A spacious bedroom with fitted carpet, two double glazed windows to the front, built in cupboard, radiator.

BEDROOM 2

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

BATHROOM

Fitted with a white suite comprising, panel enclosed bath with mixer tap and mains fed shower above with rainfall head and wand attachment. Glass shower screen, tiled surround. Low level w/c with push button flush, obscured double glazed window to the rear. Wash hand basin with monobloc tap, vanity unit below and tiled splash back. Laminate flooring and heated towel rail.

OUTSIDE

To the front of the property there is offroad parking for two cars. A paved pathway leads to the front door. The front garden is laid mainly to lawn with a paved pathway and gated access leading to the side of the property. Outside water tap, space for a timber shed, enclosed by fencing, an additional paved area provides a useful space for wheelie bins and recycling bags.

REAR GARDEN

Laid mainly to lawn with a paved patio area enclosed by fencing, walling and hedging.

SERVICES

Mains water, electricity, and drainage. The property is heated via an air source heat pump located to the rear of the property. Hot water is supplied via an immersion tank located in a cupboard on the landing.

DIRECTIONS

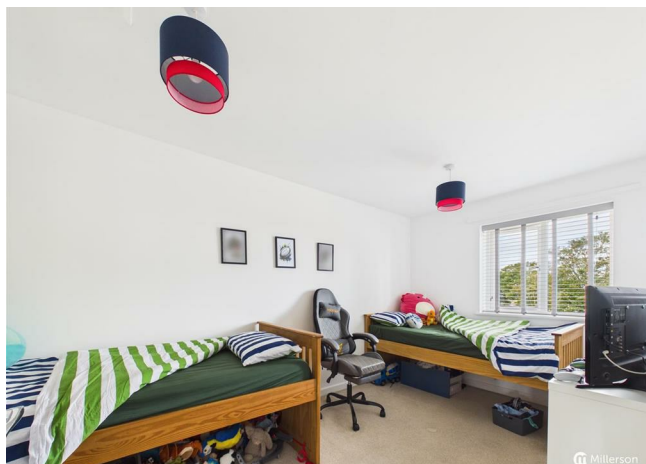
From our office turn left and proceed out of Hayle. At the Carwin Rise roundabout take the second exit towards Connor Downs. Continue up the hill and you will enter the village. Go past the WI Hall and petrol garage on your left, take the 3rd turning on your left and take the next right turn and left again. The property will soon be seen on your left hand side.

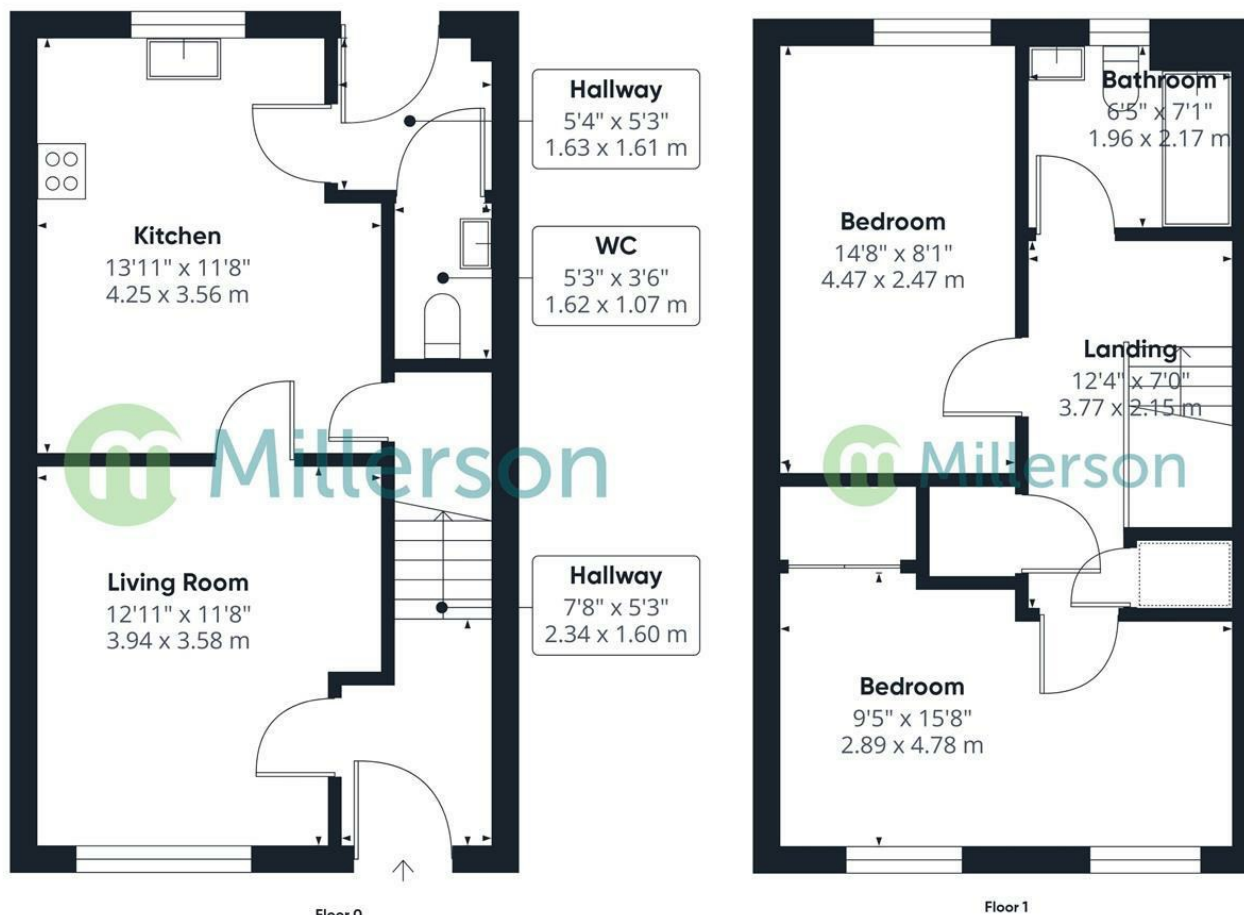
MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B



EPC rating: C
 The building
 End-terrace house, standard construction
 2 bedrooms, 1 bathroom, 2 receptions
 Accessibility adaptations: None
 Services
 Mains electricity
 Mains water
 Mains foul drainage
 Mains surface water drainage
 Electricity central heating
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 good, Vodafone good, Three good, EE great
 Parking: Allocated
 Not in a controlled parking zone
 Disabled parking available
 Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL328167):
 - There is a rule stating that if there is only one owner left, they cannot sell the property alone without a court order or a trust company involved. This is a standard restriction used to protect the interests of multiple owners.
 - The property cannot be sold or transferred without a certificate from Ocean Housing Limited. This is to ensure that certain conditions from a 2015 agreement have been met by the seller.
 - The owner does not own the mines and minerals under the land, as these were kept by a previous owner in 1883. This means the owner cannot extract materials from deep underground.
 - The owner must not do anything on the land that causes a nuisance or danger to neighbors, or anything that damages shared utility pipes. These are known as restrictive covenants (legal promises not to do certain things).
 - The property is subject to a 99-year lease starting from 2013, which means another person has a legal right to live there for that time, although they may have the right to buy the freehold in the future.
 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⁾
787 ft²
73.1 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

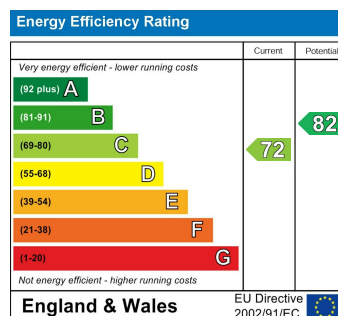
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