

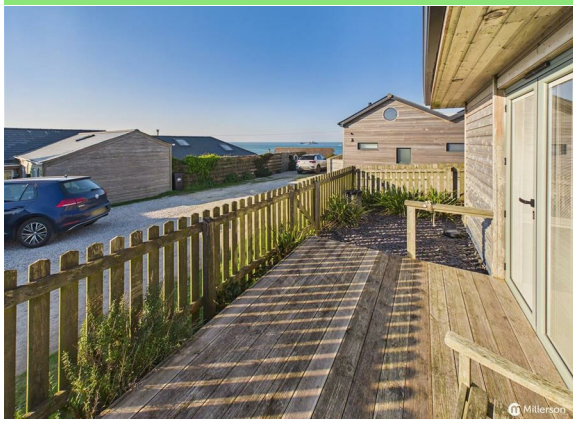
Gwithian Towans

Hayle

TR27 5BU

Offers In The Region Of
£475,000

- TWO BEDROOM DETACHED BUNGALOW
- SITUATED WITHIN GWITHIAN TOWANS
- SEA AND COASTAL VIEWS
- CONSTRUCTED IN 2008
- WOOD BURNING STOVE
 - DOUBLE GLAZING
- UNDER FLOOR HEATING THROUGHOUT
 - OPEN PLAN LIVING ACCOMMODATION
 - EPC:D56
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 417.00 sq ft



PROPERTY DESCRIPTION

A modern and very well presented, two bedroom detached property, centrally located within Gwithian Towans. The accommodation briefly comprises; open plan lounge/kitchen/diner with wood burning stove and bifolding doors, shower room and two bedrooms. The property benefits from underfloor heating throughout. Outside there is a good sized wooden decked terrace, with ample space for seating, enjoying views towards Godrevy Lighthouse.

LOCATION

Gwithian Towans is a beautiful stretch of sand dunes and three miles of sandy beach on the north coast of Cornwall, just west of Hayle and east of Godrevy. It's part of the wider Towans dune system (the word towans comes from Cornish tewyn, meaning sand dunes). This location is rich in wildlife and rare plants, popular with walkers, surfers and kite sports. There are stunning views towards Godrevy Lighthouse and delightful evening sunsets.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured via LIDAR).

Entrance door leading into...

OPEN PLAN LOUNGE /KITCHEN/ DINER

Slate tiled flooring, cream coloured shaker style fitted kitchen with integrated eye level oven and microwave above, space for a dishwasher, stainless steel sink and drainer, mixer tap, double glazed window to the side, 2 ring electric hob, inset ceiling spot lights. Living room: Tiled floor, wood burning stove, double glazed gable windows, double glazed bifolding doors and separate door leading onto rear decking.

SHOWER ROOM

Tiled floor, electric shower, glass shower screen, tiled walls, heated towel rail, wall hung wash hand basin with mixer tap, low level w/c, double glazed window to the side. Wall mounted electric heater, sun tunnel.

BEDROOM

Tiled flooring, double glazed window to the side, inset ceiling spot lights, loft hatch, fitted shelving.

BEDROOM

Tiled flooring, fitted bunk beds, double glazed window to the side, recessed shelving to the side of the door.

OUTSIDE

The property is approached via a gated access which leads to the front door. Outside of the property, the garden area is laid to slate chippings with a good sized raised decked area to the front, offering ample space for table and chairs and enjoying superb sea and coastal views towards Godrevy Lighthouse.

The garden and property are enclosed by a low wooden fence. There is a useful surfboard store located to the rear of the property.

SERVICES

Mains electricity, water, private drainage (septic tank) shared with neighbouring properties. The property is heated via electric underfloor heating and a wood burning stove in the lounge.

DIRECTIONS

From our Hayle office, turn left and proceed along Fore Street heading towards the A30. At the roundabout by Lidl supermarket, turn left and proceed along the B3301 onto Loggans Road. Continue along this road passing through Upton Towans, passing the Atlantic Coast Holiday Park. Take the next turning on your left, this road leads down to Gwithian Towans. Proceed past the large carpark and Sunset Surf Cafe, take the third turning on the right. Continue up this track and the property will soon be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: None is installed.

Heating features: Underfloor heating, Double glazing, and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Great, EE - Good

Parking: Communal, Off Street, and Private

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: Level access

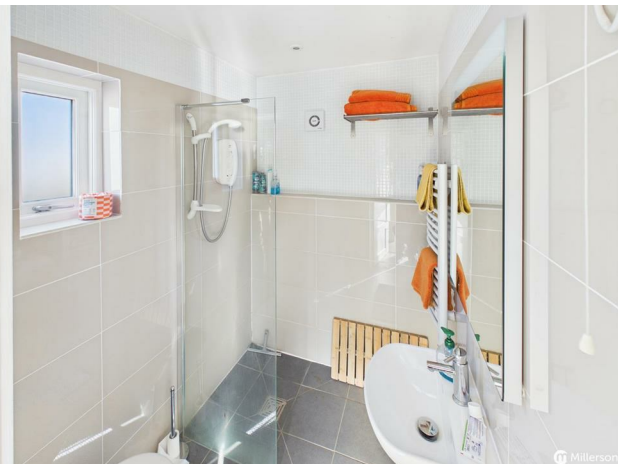
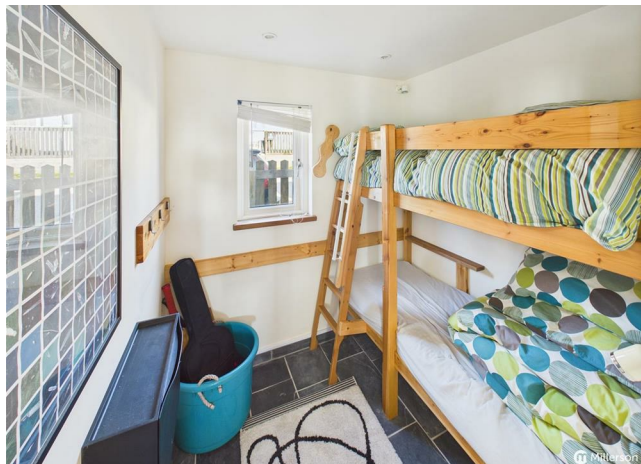
Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry



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Approximate total area⁽¹⁾

417 ft²

38.7 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.

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

Here To Help

Millerson Estate Agents

50 Fore Street

Hayle

Cornwall

TR27 4DY

E: hayle@millerson.com

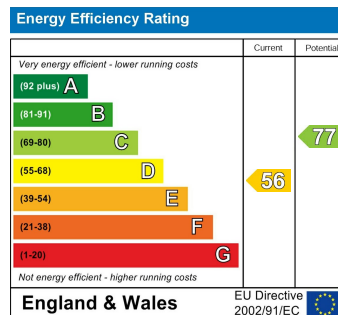
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