

# Albertus Gardens

Hayle

TR27 4JB

Price Guide £350,000

- A DETACHED THREE BEDROOM BUNGALOW
  - HIGHLY REGARDED RESIDENTIAL LOCATION
  - LARGE GARDENS
  - DETACHED GARAGE
  - OFF ROAD PARKING
- REQUIRING MODERNISATION
  - NO ONWARD CHAIN
- POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING PERMISSION
  - EPC: E47
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 845.00 sq ft



#### PROPERTY DESCRIPTION

Trebell is a three bedroom detached bungalow requiring modernisation throughout, which great potential for anyone looking to put their stamp on a property.

The property offers a good sized garden, with a high degree of privacy and with the potential of extending the property or to construct a separate dwelling, with planning passed in principle for a detached dwelling.

#### LOCATION

Albertus Road is a quiet and highly regarded residential area, situated on the outskirts of Hayle, well placed for all of Hayle's amenities, local schools and transport links.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Obscured double glazed entrance door, opening into...

#### ENTRANCE HALLWAY

Fitted carpet, radiator, loft hatch, various doors leading off.

#### LOUNGE

Fitted carpet, fireplace with wooden mantle and tiled surround, gas coal effect fire. Radiator, large double glazed window to the front aspect.

#### BEDROOM 1

Fitted carpet, radiator, double glazed window to the front aspect, wall light.

#### BEDROOM 2

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

#### BEDROOM 3

Fitted carpet, radiator double glazed window to the rear.

#### BATHROOM

Panel enclosed bath, with electric shower above and tiled surround, pedestal wash hand basin, low level w/c, obscured double glazed window to the rear, radiator, vinyl flooring, small built in cupboard above the doorway.

#### KITCHEN

Shaker style base and wall mounted units with roll top work surface over, four ring electric hob, oven below, tiled splash back, radiator. Two double glazed windows to the side, stainless steel sink and drainer, tiled splash back. Open into...

#### DINING ROOM

Fitted carpet, radiator, double glazed sliding patio door into...

#### SUNROOM

Step down, tiled flooring, glazed windows to three sides, glazed sloping roof, glazed doors leading out onto the rear garden.

#### OUTSIDE

The property is accessed via a brick paved driveway, providing off road parking, leading to a single garage.

The front garden is laid lawn with mature shrubs and bushes. A paved pathway leads to the front door.

A pathway leads along the side of the property to a further garden area, laid to lawn with further mature shrubs, bushes and trees.

#### REAR GARDEN

A particular feature of this property is the good sized garden which has planning passed in principle for a detached dwelling.

The garden is laid to lawn with a selection of fruit trees, enclosed by hedging and fencing offering a high degree of privacy.

#### SERVICES

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

#### AGENTS NOTE

The property benefits from outlined planning for a detached dwelling in the garden.

Further information can be found on the Cornwall Planning website. Planning reference number: PA25/08831

#### DIRECTIONS

From our Hayle office, turn right and continue along Fore Street and along Commercial Road, Hayle Terrace and Penpol Terrace, pass under the viaduct and take the first exit at the roundabout. Continue up this road, passing the White Hart Hotel and the Millpond. Continue up Foundry Hill and turn right onto Trelissick Road. Take the next turning on your left into Albertus Gardens, then turn right onto Albertus Road, where the bungalow will be seen on your left hand side.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

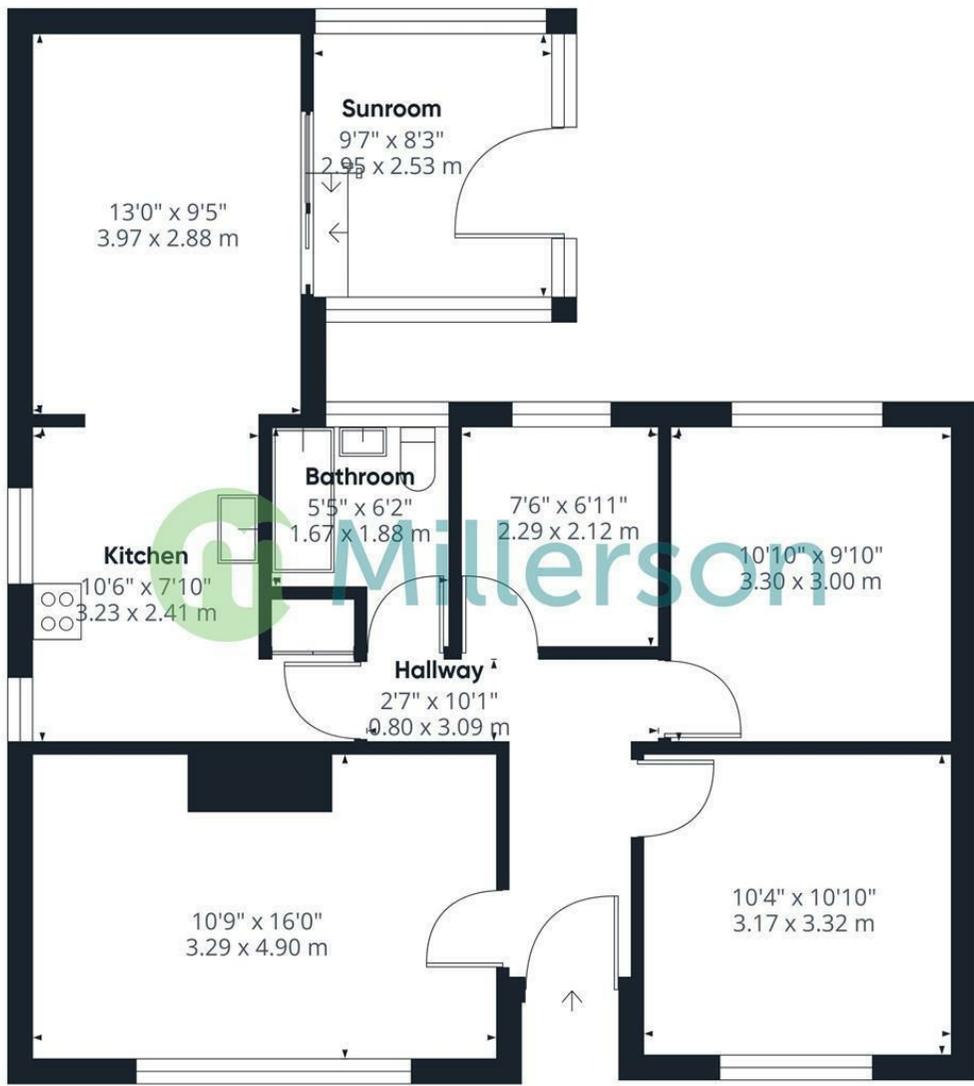


Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage, Driveway, and Off Street  
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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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<sup>(1)</sup>  
845 ft<sup>2</sup>  
78.4 m<sup>2</sup>

(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  
T: 01736 754115  
www.millerson.com

## Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

