

Dracaena

Crescent

Hayle

TR27 4EN

Asking Price £350,000

- DETACHED THREE BEDROOM BUNGALOW
- POPULAR RESIDENTIAL LOCATION
 - LEVEL GARDENS
 - DRIVEWAY AND GARAGE
- EXTREMELY WELL PRESENTED ACCOMMODATION
- TWO RECEPTION ROOMS
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- AN INTERNAL VIEWING IS SURE TO IMPRESS!
 - EPC: E52
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 929.00 sq ft



3



1



2



E52

PROPERTY DESCRIPTION

An extremely well presented three bedroom detached bungalow located within a popular residential location. The spacious accommodation briefly comprises; entrance hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. Outside a good sized driveway provides ample offroad parking and leads to a single garage. The rear garden is level and laid mainly to lawn with a spacious paved patio area.

LOCATION

Dracaena Crescent in Hayle is a quiet, well-established area with a peaceful atmosphere and a strong sense of community. Its location close to the town centre makes it particularly appealing to families, offering easy access to well-regarded schools such as Penpol School and Bodriggy Academy. The area is within walking distance of a variety of amenities, including supermarkets, local shops, cafés, and healthcare facilities. Nearby, Hayle's Foundry and Copperhouse districts offer an excellent mix of independent stores, bakeries, and eateries, while larger retailers and services are available at West Cornwall Shopping Park. With scenic walks along the nearby estuary, easy access to stunning beaches like Hayle Towans, and a lively local food scene, Ventonleague Hill is not to be missed for those seeking both convenience and coastal charm in a welcoming community.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

ENTRANCE HALLWAY

Fitted carpet, two wall lights, built in airing cupboard housing hot water cylinder and fitted shelving. Loft access, door leading into...

LOUNGE

Oak engineering flooring, fireplace with inset electric fire, brick surround and wooden mantle over, double glazed window to the front. Double doors opening into...

DINING ROOM

Oak engineered flooring, double glazed window to the side, recessed shelving, electric night storage heater, door into kitchen and door into...

BEDROOM 3

Fitted carpet, electric panel heater, double glazed window to the side.

KITCHEN

Fitted with a selection of cream coloured shaker style base and wall mounted units with wood effect work surfacing over. Stainless steel sink and drainer with mixer tap, space for fridge freezer and washing machine. Four ring electric hob with oven below, double glazed windows to two sides, tile effect flooring, door to rear, leading onto garden.

BEDROOM

Fitted carpet, double glazed window to the rear, electric wall heater.

BEDROOM

Fitted carpet, double glazed window to the front, electric wall heater.

OUTSIDE

The property is approached via a brick paved driveway providing ample offroad parking for several cars.

GARAGE

Fitted with an up and over door to the front, pedestrian door to the rear, power and light supplied.

GARDEN

To the rear of the property there is a good sized patio area, with space for table and chairs, ideal for alfresco dining. Step lead up to a level, lawned garden enjoying a sunny aspect and a high degree of privacy. There is a further garden area to the side, with gated access leading to the front of the property.

SERVICES

Mains water, drainage, and electricity.

The property is heated via electric night storage heaters and wall heaters

DIRECTIONS

From our office in Hayle, turn left and continue along Fore Street, Copper Terrace and Beatrice Terrace, turn right and head along Caroline Row. At the junction, turn right and proceed along Ventonleague Row, and follow the road around to the left which leads onto Dracaena Crescent.

The property will soon be seen at the top of the road, 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, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing, Night storage, and Open fire

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Off Street, Private, and On 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.





Dracaena Crescent, Hayle, TR27 4EN





Approximate total area⁽¹⁾
929 ft²
86.2 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

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Hayle
Cornwall
TR27 4DY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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