



Church Road

Lelant

St. Ives

TR26 3LB

Offers In The Region Of
£375,000

- A SPACIOUS TWO BEDROOM DETACHED BUNGALOW REQUIRING UPDATING
- TIMBER FRAME WITH CEDAR SHINGLE CLADDING
- SITUATED WITHIN A DESIRABLE VILLAGE LOCATION
 - POTENTIAL FOR REDEVELOPMENT (SUBJECT TO P.P)
 - RARE OPPORTUNITY
- DRIVEWAY OFF CHURCH CLOSE
- INTERNAL VIEWING RECOMMENDED
- PHONE NOW TO ARRANGE YOUR VIEWING APPOINTMENT
- DUE TO CONSTRUCTION TYPE - CASH BUYERS ONLY
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 968.75 sq ft



Glazed entrance door into...

ENTRANCE HALLWAY

Laminate flooring, double glazed window to the rear, radiator, sliding door into...

WALK IN CUPBOARD

7'8" x 3'8" (2.34 x 1.12)

Fitted shelving, radiator, double glazed window to the side.

L SHAPED LOUNGE / DINER

24'1" x 19'9" (7.34 x 6.02)

A most spacious room with fitted carpet, three radiators, double glazed windows to the front aspect, full height double glazed windows and double glazed French doors to the side.

Door into...

INNER HALLWAY

Carpet tiles, door into...

BEDROOM 1

15'8" x 11'8" (maximum into wardrobe) (4.78 x 3.56 (maximum into wardrobe))

Fitted carpet, radiator, double glazed window to the side, three fitted cupboards.

BEDROOM 2

11'8" x 9'8" (3.56 x 2.95)

Laminate flooring, radiator, double glazed window to the rear, built in cupboard.

SHOWER ROOM

7'10" x 5'7" (2.39 x 1.70)

Corner shower cubicle with electric shower, low level w/c, wash hand basin with vanity unit below, tiled splash back.

OUTSIDE

One of the main features of this property is the good size garden (double size plot) which surrounds the property. The garden offers a wide mix of mature shrubs and bushes with a large feature tree in the centre of the garden. There is a detached single garage and ample off road parking.

A driveway which is owned by the property and accessed via Church Close. Given the size of the plot the property sits on, there could be great potential to redevelop the site subject to obtaining the relevant planning permission.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Timber Construction (single skin) with concrete tile roof

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: A section of the garden (but not the existing property) is included with a conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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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.

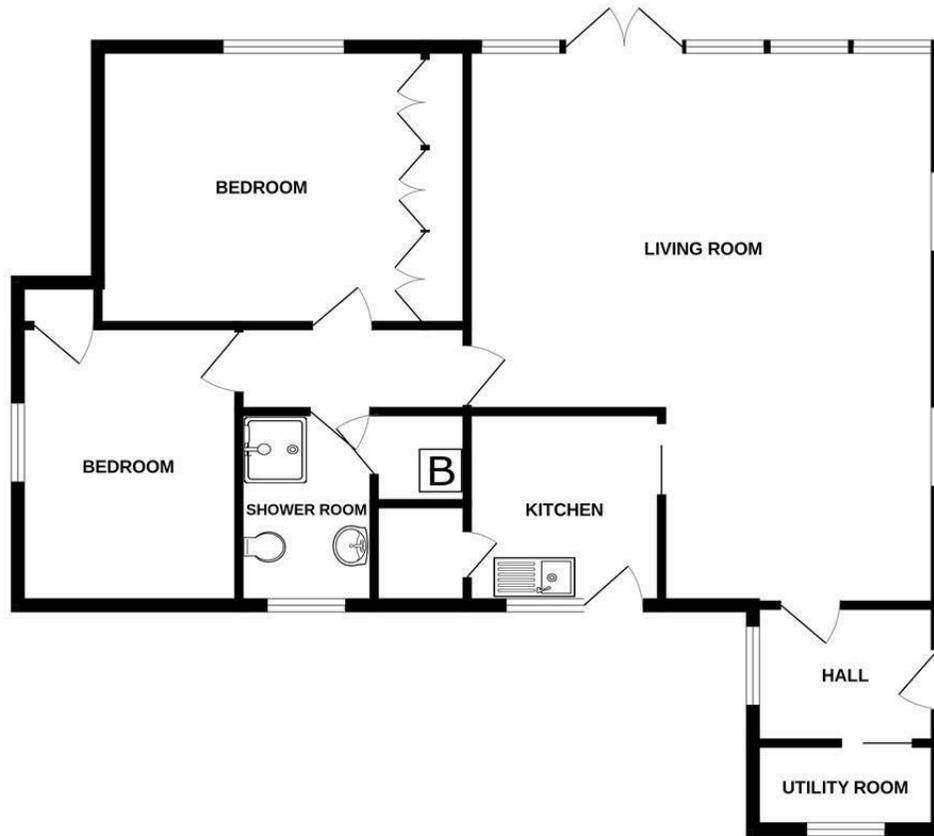
AGENTS NOTE

The vendor informs us that the property is located within a conservation area.

Please note that due to the construction of the bungalow, we believe that the property will be unsuitable for mortgage purposes, and will be for cash buyers only. Contact our Hayle office for further information.



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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