

Meadowside Close Hayle TR27 4JL

Asking Price £400,000

- A THREE BEDROOM DETACHED BUNGALOW
- SITUATED IN A HIGHLY REGARDED CUL DE SAC
- AMPLE OFFROAD PARKING
- GARAGE AND WORKSHOP
- WELL PRESENTED ACCOMMODATION
- LOW MAINTENANCE GARDENS
- GAS FIRED CENTRAL HEATING
- EPC: 67/D
- INTERNAL VIEWING RECOMMENDED
- SCAN QR FOR MATERIAL INFORMATION







Millerson
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1165.00 sq ft


3


1


2


D67

PROPERTY DESCRIPTION
A very well presented, three bedroom detached bungalow situated with a highly regarded residential cul-de-sac on the outskirts of Hayle.
The property offers spacious, gas heated living accommodation, a large driveway provides ample off road parking leading to a garage and workshop.
An internal viewing of this delightful bungalow is sure to impress!

LOCATION
Meadowside Close is a highly regarded and sought after residential Cul-de-Sac, situated on the outskirts of Hayle Town, within walking distance of all the local amenities, primary and secondary school and within easy access to local transport links and the main A30.

THE ACCOMMODATION COMPRISES
(All dimensions are approximate and measured by LIDAR).

Entrance door leading into...

ENTRANCE PORCH
Tiled flooring, door leading into...

ENTRANCE HALLWAY
Two built in storage cupboards, radiator, door leading into...

LOUNGE
Fitted carpet, two radiators, double glazed window to the front and side aspect, feature slate fireplace and slate hearth, wooden mantle piece and fitted shelving. Two wall lights, inset ceiling lights.
Door leading into...

KITCHEN / DINING ROOM
Laminate flooring, radiator, double glazed window to the side, radiator, space for dining table and chairs, opening into kitchen.
Kitchen: attractively fitted with a range of shaker style base and wall mounted units with wood effect work surfacing over. Stainless steel sink and drainer, mixer tap, double glazed window to the rear. Space for freestanding cooker and fridge freezer, two built in cupboards. Door leading back into entrance hallway.

UTILITY ROOM
Fitted with a selection of base and wall mounted shaker style units. Stainless steel sink and drainer with mixer tap, tiled splash back, double glazed window to the rear.
Obscured internal window, space and plumbing for washing machine.
Obscured double glazed door leading onto rear garden.

W/C
Low level w/c, obscured double glazed window to the rear.

BATHROOM
Fitted with a modern, white suite comprising, panel enclosed P shaped bath with mixer tap, tiled walls, electric shower above. Wash hand basin with monobloc tap, vanity unit below. Obscured double glazed window to the rear, ceiling mounted extractor fan.

BEDROOM
Fitted carpet, double glazed window to the front, radiator, built in wardrobe.

BEDROOM
Fitted carpet, radiator, double glazed window to the rear, built in wardobe.

BEDROOM / OFFICE
Fitted carpet, wall light, built in wardrobe, double glazed window to the front.

OUTSIDE
The property is approached via a brick paved driveway providing ample offroad parking and leading to the garage.
Slate stepping stones over the gravel front garden provides access to the front door.

GARAGE
Fitted with an up and over door, power and light supplied.

STORE ROOM
Attached to the garage is a most useful store room which is accessed from the rear garden.

FRONT GARDEN
Beautifully landscaped and designed for low maintenance in mind.
Laid mainly to gravel chippings, bordered by well stocked, raised flower beds. A gated pathway leads around to...

REAR GARDEN
A low maintenance rear garden, laid mainly to gravel chippings, paving and enclosed by fencing offering a high degree of privacy.
There is a wooden storage shed and a large concrete base for a further shed or garden room.
Outside tap, and step leading to the rear door. A gated pathway to the side of the garden leads onto the driveway.

DIRECTIONS
From our office in Hayle, turn right and proceed along Fore Street, Commercial Road and into Penpol Terrace. Take the first exit at the mini roundabout and continue past the White Hart Hotel and carry on up Foundry Hill.







Turn right onto Trelissick Road and continue along this road where the turning for Meadowside Close will soon be seen on your right hand side. Follow the road down into the close where the property will be seen on your left hand side.

SERVICES

Mains electricity, water, gas and drainage.

MATERIAL INFORMATION

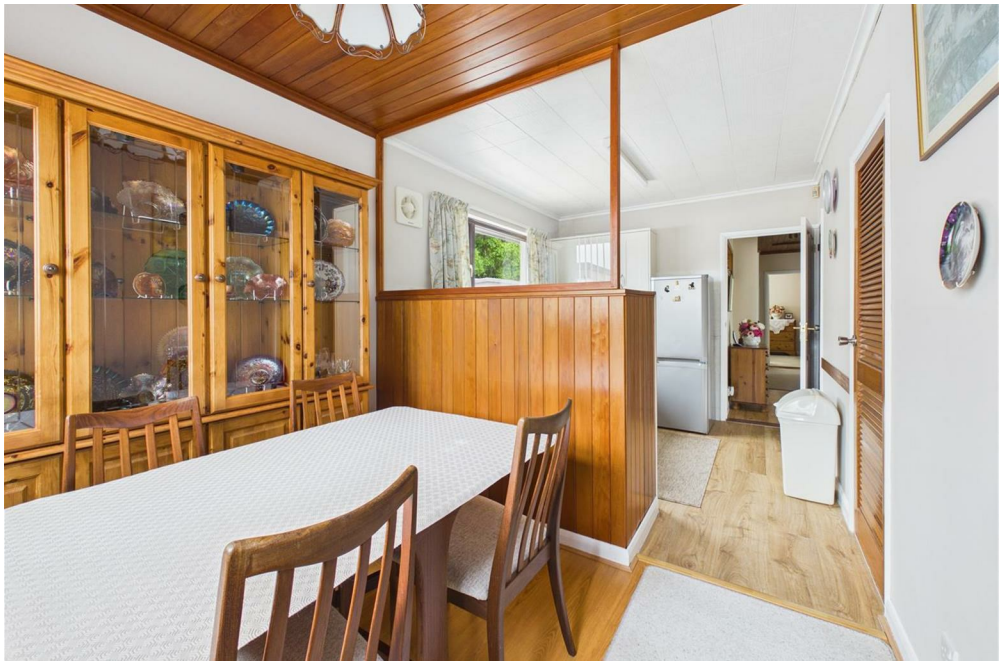
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: D
The building
Detached bungalow, standard construction
3 bedrooms
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone good, Three good, EE good
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL320233):
- The property is subject to 'restrictive covenants' contained in a 1970 document. These are legal promises that limit what can be done with the land, such as restrictions on building or how the property is used. Your solicitor will provide the specific details of these rules from the deed.
- There is a standard legal restriction in place because the property is currently owned by multiple people. This ensures that the property cannot be sold by just one person alone, which protects the financial interests of all the owners involved.









Meadowside Close, Hayle, TR27 4JL

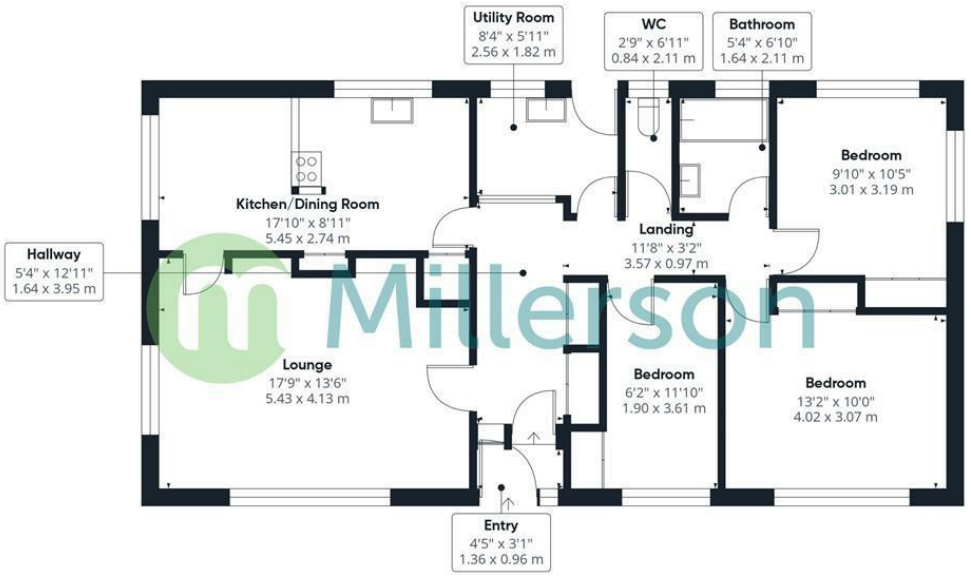
Non-coal mining area: yes

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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.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

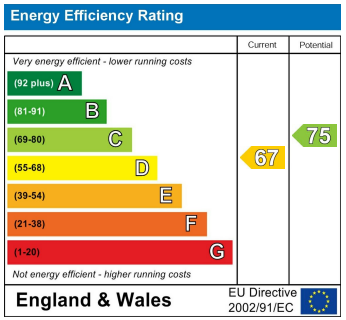
1165 ft²

108.2 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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