

Penmare Court

Hayle

TR27 4RD

Offers In The Region Of £295,000

- FOUR BEDROOM THREE STOREY HOME
- GARAGE AND PARKING
- GAS FIRED CENTRAL HEATING
- POPULAR RESIDENTIAL LOCATION
- CENTRALLY LOCATED WITHIN HAYLE TOWN
- OPEN PLAN LIVING ACCOMMODATION
- LOW MAINTENANCE GARDEN
- INTERNAL VIEWING IS SURE TO IMPRESS!
- EPC: C77
- SCAN QR FOR MATERIAL INFORMATION







Millerson
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1302.00 sq ft


4


2


1


C77

PROPERTY DESCRIPTION

A very well presented and deceptively spacious, four bedroom, three storey family home, centrally located within Hayle, well placed for all local amenities, transport links and nearby schools.
The gas heated and double glazed accommodation briefly comprises, entrance hallway, ground floor w/c, open plan lounge/kitchen/diner. The first floor comprises, two bedrooms and a sitting room / bedroom and family bathroom. On the second floor there is a further bedroom, family bathroom and office / nursery room.
Outside, the rear garden has been designed with low maintenance in mind. A brick paved driveway provides off road parking and leads to a garage.
An internal viewing of this delightful family home is urged at your earliest convenience.

LOCATION

Penmare Court is a popular residential development, situated within the centre of Hayle, well placed for access to the famous three mile sandy beach, which is a popular destination for water sports like surfing and kite surfing, as well as dog walking and family activities. The property is located within walking distance to the local supermarket and recreational park whilst also having direct access to bus routes in and around the county.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

Entrance door opening into...

ENTRANCE HALLWAY

Laminate flooring with underfloor heating, carpeted stairs leading to first floor, useful understairs storage area, door leading into kitchen / lounge diner.
Door into...

W/C

Fitted with a low level w/c with push button flush, corner wash hand basin, tiled flooring with underfloor heating, part tiled walls, ceiling mounted air ventilation system.

OPEN PLAN KITCHEN / LOUNGE DINER

A spacious open plan room with underfloor heating and access to the rear garden.
KITCHEN: Attractively fitted with a range of shaker style base and wall mounted kitchen units with roll top work surfacing over. Stainless steel one and half bowl sink and drainer with mixer tap, tiled splash back. Integrated electric oven, four ring gas hob with tiled splash back, integrated extractor fan. Laminate flooring.
Two double glazed windows to the front aspect, integrated dishwasher and fridge. Space for freestanding fridge freezer, ceiling mounted spot light rail, inset ceiling ventilation system.

LOUNGE/DINER: Laminate flooring, inset ceiling ventilation system, double glazed French doors leading onto rear decking.

From the entrance hallway, carpeted stairs lead up to...

FIRST FLOOR LANDING

Fitted carpet, radiator, double glazed window to the front, and double glazed fan light window above, built in airing cupboard with fitted shelving, various doors leading off and a carpeted staircase leading to the second floor.
Door into...

BEDROOM / SITTING ROOM

Porcelain tiled flooring, two double glazed windows to the front, two heating radiators, inset ceiling ventilation system.

BEDROOM

Fitted carpet, double glazed window to the rear, radiator, inset ceiling ventilation system.

BEDROOM

Fitted carpet, double glazed window to the rear, radiator, inset ceiling ventilation system.

BATHROOM

Fitted with a white suite comprising, panel enclosed bath with mixer tap and mains fed shower above. Glass shower screen, tiled walls. Wash hand basin with monobloc tap and vanity unit below. Low level w/c with push button flush, heated towel rail, tiled flooring.

From the first floor landing, a carpeted staircase leads up to...

SECOND FLOOR LANDING

Fitted carpet, loft access and inset ceiling ventilation system. Door leading into...

BEDROOM

Tiled flooring, part sloping ceiling with two roof lights, radiator, built in cupboard with sliding doors.

OFFICE / NURSERY

Laminate flooring, radiator, sloping ceiling, double glazed roof light to the front.

BATHROOM

A spacious family bathroom, fitted with a white suite, comprising low level w/c with push button flush, panel enclosed bath with mixer tap, tiled surround. Wash hand basin with mixer tap and vanity unit below. Radiator, sloping ceiling with double glazed roof light, tiled flooring.

OUTSIDE

To the rear of the property a brick paved driveway provides offroad parking. To the side there are low maintenance gardens, laid to decking, gravel chippings, and brick paving enclosed by wooden fencing.







GARAGE
Fitted with an up and over door. Wall mounted gas combination boiler, large hot water immersion tank. Power and light supplied.

FRONT
The property is accessed via a gated pathway which leads to the front door.

SERVICES
Mains gas, water, electricity and drainage.

DIRECTIONS
From our office in Hayle turn left and proceed along Fore Street and Copper Terrace, and past the turning for the recreation park. The property will soon be seen on your right hand side indicated by our For Sale sign.

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: C
The building
Mid-terrace house, standard construction
4 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Communal, Driveway, and Garage
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









Penmare Court, Hayle, TR27 4RD

Title register restrictions (CL214364):
- The property is subject to restrictive covenants (legal promises not to do certain things) contained in a Transfer dated 24 February 2005. These are rules that limit how the land can be used.
- There are legal provisions regarding 'light and air', which generally prevent the owner from building structures that would unfairly block a neighbour's established natural light.
- There are specific rules concerning boundary structures, which dictate how fences or walls between properties must be treated.
Long-term flood risk: yes — River and sea flooding risk: High; Surface water flooding risk: Very Low; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely
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.





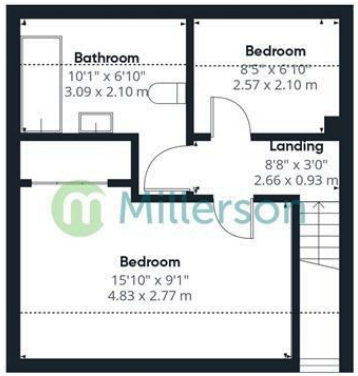




Floor 0



Floor 1



Floor 2



Approximate total area(1)

1302 ft²

121 m²

Reduced headroom

97 ft²

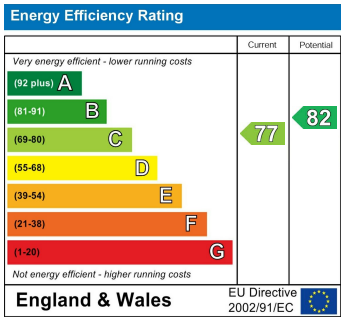
9 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

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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