

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



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 929.00 sq ft



#### 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.

#### 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  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.



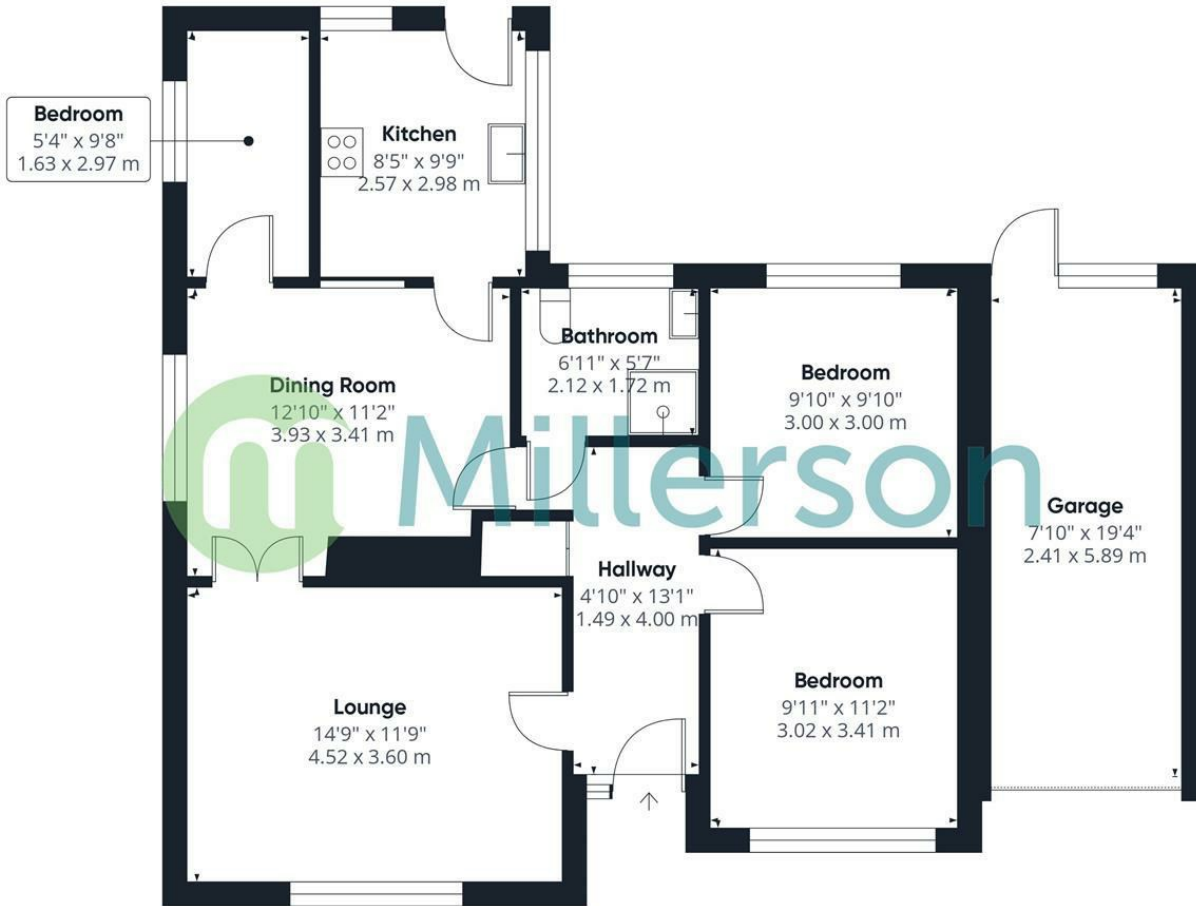
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Dracaena Crescent, Hayle, TR27 4EN





Approximate total area<sup>(1)</sup>  
 929 ft<sup>2</sup>  
 86.2 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

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 Cornwall  
 TR27 4DY

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Scan QR For Material Information



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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			
England & Wales		EU Directive 2002/91/EC	

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