



Chenhalls Close

St. Erth

Hayle

TR27 6HY

Asking Price £270,000

- A WELL PRESENTED THREE BEDROOM FAMILY HOME
  - NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- SPACIOUS LOUNGE/DINER
  - UTILITY ROOM
  - GARAGE
- FRONT AND REAR GARDEN
  - EPC D55
- A MUST SEE PROPERTY
  - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 962.00 sq ft



3



1



1



D55

#### PROPERTY DESCRIPTION

A well presented and surprisingly spacious, three bedroom semi detached family home situated within a quiet Cul-De-Sac. The property is offered to the market with no onward chain and benefits from a modern bathroom suite, useful utility room and a single garage located on the side of the property (there could be potential for conversion of the garage to additional accommodation, subject to obtaining the relevant planning permission.

#### LOCATION

St Erth is a popular village, offering a mix of country-village character and relatively good transport links: the parish sits close to the A30 trunk road, and the nearby St Erth railway station, which is on the main route to Paddington Station and has links to the St Ives branch line. The setting is semi-rural but accessible, and the village has amenities such as a shop/post office, pub, a highly regarded primary school and walking/cycling routes by the river and estuary.

#### THE ACOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

Double glazed sliding patio door, leading into...

#### ENTRANCE PORCH

Tiled flooring, obscured glazed door into...

#### ENTRANCE HALLWAY

Fitted carpet, carpeted stairs leading to first floor level, door into kitchen, double glazed window to the front.

Door into...

#### LOUNGE / DINER

Fitted carpet, double glazed window to the front and rear, fitted dado rail, granite feature fireplace with wooden mantle piece, electric freestanding fire on a slate hearth, two wall lights.

#### KITCHEN

Fitted with a range of shaker style, base and wall mounted units, two glass display cabinets, roll top work surface, space for free standing cooker with tiled splash back and integrated extractor above.

Stainless steel one and a half bowl sink and drainer with mixer tap, double glazed window to the rear. Tiled flooring, electric radiator, built in understairs cupboard with electric meter and consumer unit, two LED under wall cupboard strip lights illuminating the two worktop surfaces.

Space for freestanding fridge freezer, two ceiling mounted spot lights, door into...

#### REAR LOBBY

Vinyl flooring, door to the rear, fitted shelving, door to...

#### UTILITY ROOM

Vinyl flooring, space for washing machine and tumble drier, obscured window to the side.

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

#### FIRST FLOOR LANDING

Fitted carpet, loft access, door into...

#### BEDROOM

Fitted carpet, double glazed window to the front with distant rural views, built in wardrobes and draws, electric radiator.

#### BEDROOM.

Fitted carpet, double glazed window to rear, built in wardrobe, electric night storage heater.

#### BEDROOM..

Fitted carpet, electric night storage heater, double glazed window to the front with distant rural views, built in cupboard with fitted shelving.

#### BATHROOM

Fitted with a modern white suite, comprising; panel enclosed bath with mixer tap, pumped system shower above. Tiled surround, wash hand basin with tiled monobloc tap and vanity unit below, low level w/c with push button flush. Tiled flooring, obscured double glazed window to the rear, electric towel rail. Built in airing cupboard with fitted shelving and hot water cylinder.

#### OUTSIDE

The property is approached via a gated pathway, leading to the door. The front garden has been attractively landscaped, laid mainly to lawn with flower bed borders, planted with mature shrubs and bushes.

#### REAR

To the side of the property, gated access leads onto the rear garden. Designed for low maintenance in mind, laid to paving with mature flower bed borders, well enclosed and offering a high degree of privacy.

#### GARAGE

Fitted with an up and over door to the front, pitched roof providing a useful storage area.

#### SERVICES

Mains water, drainage and electricity. The property is heated via electric heaters. The property falls within Council Tax Band C.

#### DIRECTIONS

From our office in Hayle turn right heading along Fore Street and onto Commercial road, and then Penpol Terrace. At the end of Penpol Terrace take the first exit at the roundabout and continue up this road passing the White Hart Hotel, and onto Foundry Hill, continue along this road and then onto Mellanear Road, turn right onto Water Lane. At the junction, turn left onto Chenhalls Road, and continue past Penwith Pitch and Putt golf course, continue along this road, the entrance to Chenhalls Close will soon be seen on your left hand side.



## AGENTS NOTE

The property is connected to copper wire broadband but we have been informed that there is fibre broadband available on request.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Night storage and Double glazing

Broadband: ADSL copper wire

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

Parking: Garage, Allocated, and Private

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

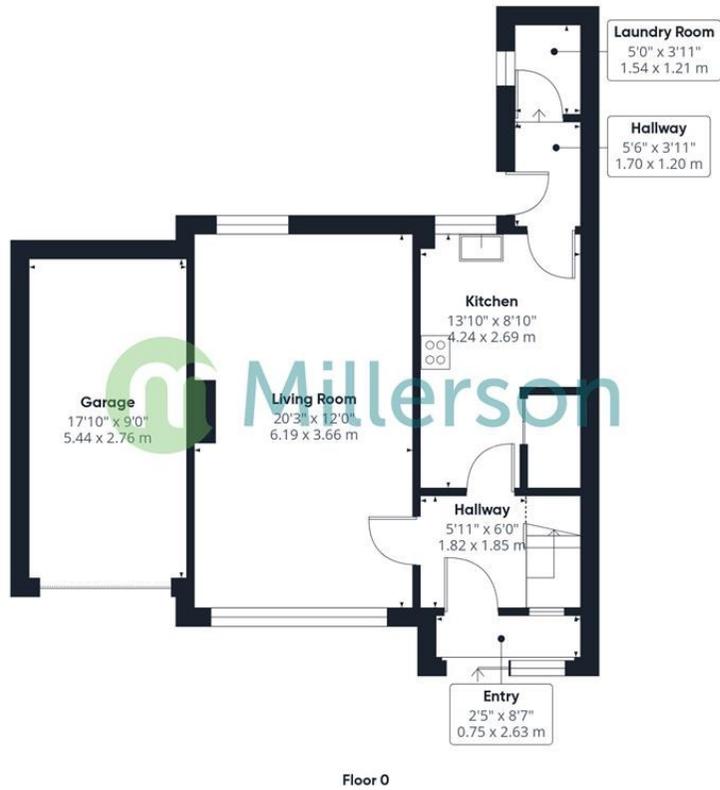
Coal mining area: No

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.



Approximate total area<sup>(1)</sup>  
1024 ft<sup>2</sup>  
95.1 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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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Scan QR Code For Material Information



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

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