

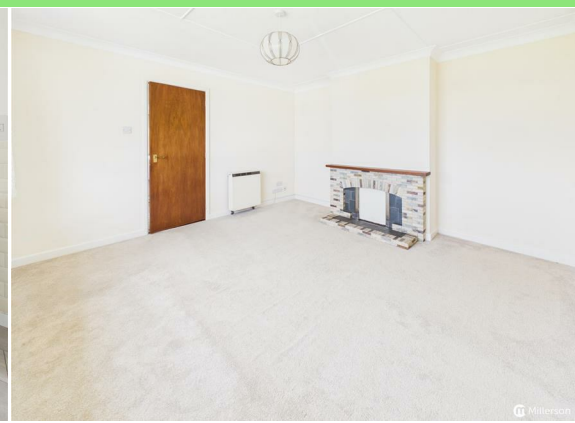
# Mellanear Road

## Hayle

### TR27 4QS

Asking Price £380,000

- NON ESTATE DETACHED BUNGALOW
- 3 BEDROOMS
- SEPARATE ANNEXE-STYLE ACCOMMODATION
- GOOD SIZED LOUNGE & SEPARATE DINING ROOM
  - KITCHEN
- BATHROOM & CLOAKROOM
  - ATTACHED GARAGE
- DRIVEWAY PARKING FOR UP TO 3 VEHICLES
- WELL ESTABLISHED GARDENS TO FRONT, SIDE AND REAR
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1178.00 sq ft



4



2



2



E53

#### PROPERTY DESCRIPTION

Situated on the outskirts of Hayle, this detached, non-estate bungalow offers spacious and versatile accommodation in a peaceful setting. The bungalow comprises three bedrooms, a comfortable lounge, separate dining room, kitchen, bathroom, and a cloakroom, making it well suited for family living. While the property would benefit from some general updating, it presents an excellent blank canvas for buyers to put their own stamp on and create a home tailored to their tastes. In addition, there is a separate, annexe-style space with its own access, offering excellent potential to create a fully self-contained annexe, subject to any necessary consents. Featuring a generous open-plan living/bedroom area with patio doors opening onto a decked and lawned garden, along with a modern shower room—ideal for guests or extended family. The property is set within good-sized, established gardens to the front, rear, and one side, providing plenty of outdoor space to enjoy. Further benefits include a garage and a paved driveway offering parking for up to three vehicles. Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate all that this property has to offer.

#### LOCATION

Mellanear Road is a popular, residential area that offers a nice balance between peaceful living and easy access to everything the town has to offer. It's just a short distance from the centre, where you'll find a good mix of supermarkets, independent shops, cafés, and everyday essentials, along with schools and community facilities that make it a practical place to live. Hayle itself has a friendly, close-knit feel, with amenities such as a library, recreation areas, and an outdoor swimming pool, as well as excellent transport links including a railway station and quick access to the A30. Mellanear Road is also well positioned for travel further afield, providing convenient access towards the nearby town of Helston. One of Hayle's biggest draws is its stunning coastline, with miles of sandy beaches and a scenic estuary nearby, perfect for walking, watersports, or simply enjoying the outdoors.

#### ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR.

Obscure glazed door and side window into....

#### ENTRANCE HALL

Parquet effect flooring. Night store heater. Storage cupboard. Doors off to lounge, dining room, kitchen and cloakroom.

#### LOUNGE

Large double glazed windows to front overlooking garden and far reaching countryside views. Boarded stone fireplace with slate hearth and surround and wooden mantle over. Night store heater.

#### DINING ROOM

Dual aspect. Large window to front with window seat overlooking garden and with far reaching countryside views. Double glazed window overlooking side garden. Parquet effect flooring. Boarded tiled fireplace with wooden mantle over. Night store heater.

#### KITCHEN

Dual aspect. Double glazed windows to side and rear. Double glazed door to rear. Fitted with a range of Shaker-style wall, base and drawer units with slate effect work surfaces over. Inset stainless steel sink unit with mixer tap over and adjoining work surface drainer. Built in electric oven and hob with extractor hood above. Recess space for washing machine and tumble drier. Space for free standing fridge/freezer. Airing cupboard housing hot water cylinder. Tiled surrounds. Tile effect laminate flooring.

#### CLOAKROOM

Obscure double glazed window to rear. Low level WC. Wash hand basin. Tiled surrounds. Vinyl flooring. High level fuse box.

#### INNER HALLWAY

Doors to bathroom and bedrooms. Parquet effect flooring. Loft access.

#### BATHROOM

Double glazed obscure window to rear. Panelled bath with mixer tap and electric shower over. Grip rail and folding shower screen. Tiled walls. Vanity cupboard with built-in low level WC and sink unit. Tiled surrounds. Towel rail. Built in storage cupboards. Radiator. Wall mounted electric heater. Tiled floor.

#### BEDROOM 1

Large double glazed window to front with far reaching countryside views. Built in wardrobes and drawer units. Electric wet system double radiator.

#### BEDROOM 2

Double glazed window to rear overlooking garden. Built in wardrobe and dressing table. Electric wet system radiator.

#### BEDROOM 3

Double glazed window to rear overlooking garden. Electric wet system radiator.

#### OUTSIDE

##### ATTACHED GARAGE

Electric roller door. Double glazed pedestrian door into rear garden. Power and light connected. Fuse box for annexe.

##### SEPARATE ANNEXE-STYLE ACCOMMODATION

Separate entrance from rear garden or through patio door to the front of the property.

Obscure double glazed door into....

##### OPEN PLAN LIVING/BEDROOM

LIVING AREA - Double glazed window overlooking rear garden. Door to shower room. BEDROOM AREA - Double glazed patio door leading out onto a decked and lawned garden area. Night store heater. Wooden flooring.

##### SHOWER ROOM

Sky light. Glazed shower cubicle with electric mixer shower. Pedestal wash hand basin with illuminated mirror cupboard above. Low level WC. Cupboard housing hot water cylinder. Towel rail. Inset ceiling spotlights. Extractor fan. Tiled floor.

##### FRONT

The property is accessed via a shared lane, over which Number 12 benefits from a right of way leading to its private driveway. The driveway offers parking for up to three vehicles and provides access to the garage. Adjacent to the garage is a garden area serving the annexe. To the front, there is a well-established lawned garden with a pathway leading to the entrance door, along with an outside tap. The garden is enclosed by wooden fencing and extends around to the side and rear of the property.

##### SIDE

Good sized enclosed lawned garden with mature shrubs and plant borders, enjoying countryside views and leading into the rear garden. Pathway runs along the outside of the bungalow.

##### REAR

A lovely lawned garden with an array of mature shrubs and plants. Paved seating area. Vegetable patches. To one corner is an outbuilding suitable for storage, Pedestrian access to garage and door to annexe accommodation.

##### SERVICES

Mains water, electricity and drainage.



## DIRECTIONS

From our office, turn right and proceed through the town towards Foundry Square. At the mini roundabout, take the first exit onto the B3302 towards Helston. Go past the Millpond on your left hand side, continue up the hill and bear around to your left. After approximately 150 yards turn right ,immediately before the right hand turning for Boskennal Drive/Albertus Gardens. Number 12 is the first bungalow on your right.

## 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: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric wet central heating system supplying radiators in the bedrooms.

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

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.





Approximate total area<sup>(1)</sup>  
1178 ft<sup>2</sup>  
109.5 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

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

Scan QR Code For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Millerson  
millerson.com