

Horsepool Road Connor Downs Hayle

TR27 5DZ

Offers In The Region Of
£295,000

- TWO BEDROOM BUNGALOW
- SPACIOUS ACCOMMODATION
 - DETACHED GARAGE
 - LONG DRIVEWAY
- GAS HEATING AND DOUBLE GLAZING
 - HIGH CEILINGS
 - NO ONWARD CHAIN
- A MUST SEE PROPERTY!
 - EPC E51
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1008.00 sq ft



PROPERTY DESCRIPTION

A deceptively spacious, two bedroom bungalow, offered for sale in excellent decorative order throughout. The property offers a feeling of space with high ceilings and plenty of natural light. The gas heated accommodation briefly comprises; entrance hallway, lounge with gas fire, a most spacious kitchen diner, two bedrooms and a shower room a large rear porch leads onto the rear garden. Outside there is ample off road parking, leading to a detached garage to the rear of the bungalow.

LOCATION

Connor downs is a popular village with Shops & Services: The village has a petrol station (Spar), garage with a store, a pub, and small local businesses. Nearby Trevaskis Farm is a popular farm shop and café. Nearby Gwithian beach is all but a short drive away and is a very popular beach for surfers, dog walkers, or for those who enjoy a great sandy beach. Connor Downs Primary School is placed at the other end of the village, and further educational places are available in Hayle or Camborne towns almost equal distance away and both towns support many local business, supermarkets and both also benefit from a railway station on the Penzance /London mainline.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured via LIDAR)

Entrance door into...

ENTRANCE PORCH

Vinyl tile effect flooring, double glazed windows to two sides, sloping polycarbonate roof. Door into...

ENTRANCE HALLWAY

Fitted carpet, radiator, door into airing cupboard housing a hot water cylinder and fitted shelving.
Door into...

LOUNGE

Fitted carpet, radiator, double glazed window to the front, gas coal effect fire with wooden mantle piece, marble effect back board.

KITCHEN / DINER

Fitted with a range of shaker style base and wall mounted units, glass display unit, stainless steel one and half bowl sink drainer, tiled splash back, integrated fridge, space for freestanding freezer, and washing machine. Cupboard housing gas fired boiler, double glazed window to the rear.

Freestanding oven and hob, stainless steel extractor above. Space for table and chairs.

Door into...

REAR PORCH

Tile effect vinyl flooring, double glazed windows to three sides, sloping polycarbonate roof, double glazed door to the rear.

From the entrance hallway, door leading into...

BEDROOM 1

Fitted carpet, double glazed window to the front, radiator.

BEDROOM 2

Fitted carpet, double glazed window to the rear, wash hand basin, radiator.

SHOWER ROOM

Walk in shower, electric shower, tiled walls, vinyl floor covering, low level w/c, pedestal wash hand basin, obscured double glazed window to the rear, radiator, wall mounted electric heater.

OUTSIDE

The property is approached via a long driveway providing offroad parking for up to four cars. There is a large lawned garden to the front, enclosed by walling. A path and set of steps lead to the front door. The driveway leads round to...

REAR GARDEN

Designed for low maintenance in mind, laid mainly to gravel and paving. The concrete driveway leads to...

GARAGE

Fitted with an up and over door, power and light supplied, double glazed window to the side, pitched roof, pedestrian door to the side.

SERVICES

Mains electricity, gas, water and sewerage. The property is heated via a gas fired boiler which is located in the kitchen.

DIRECTIONS

From our Hayle office, turn left along Fore Street heading towards the A30. At the Loggans Moor round about, take the second exit and continue past the petrol station, heading towards Connor Downs. Continue past the Turnpike Inn public house and petrol station and continue along this main road, the property will soon be seen on your right 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: 2 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great
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: Ramped access and Level access shower
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^m
 1008 ft²
 93.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

