

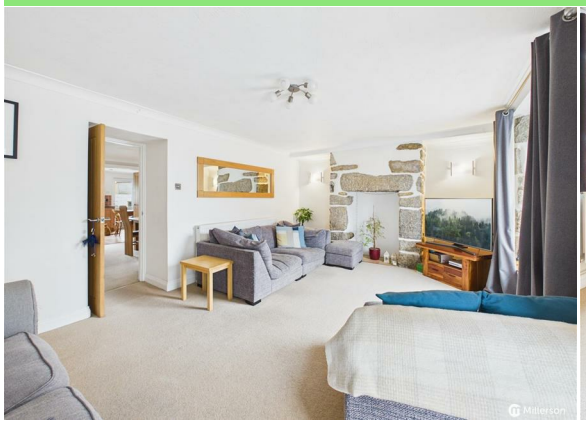
Trelissick Road

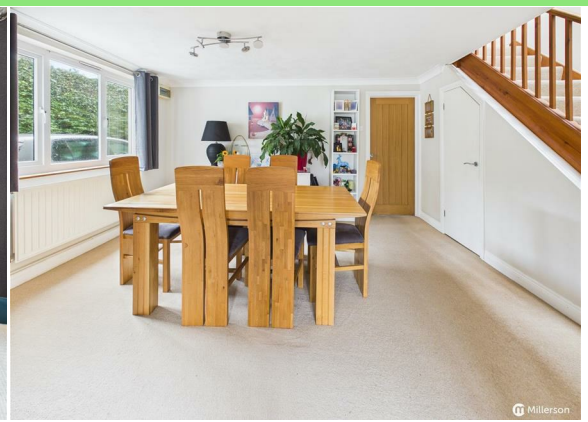
Hayle

TR27 4HY

Asking Price £410,000

- 4 BEDROOMS & STUDY (PRINCIPAL ENSUITE) SEMI DETACHED HOME
- SPACIOUS LIVING ACCOMMODATION
- ENCLOSED REAR GARDEN
- SITUATED IN A POPULAR RESIDENTIAL LOCATION
- WELL PRESENTED ACCOMMODATION
- AMPLE OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO TRANSPORT LINKS
- AN IDEAL FAMILY HOME
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - D

Floor Area - 1613.00 sq ft


4


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PROPERTY DESCRIPTION
A well presented and most spacious five bedroom semi detached family home, with a large driveway providing ample off-road parking with an attached garage to the side of the property.
The accommodation briefly comprises; entrance porch, lounge, dining room, kitchen/breakfast room.
The first floor comprises; five bedrooms and a family bathroom, the principal bedroom offers an ensuite shower room.
Outside there is ample offroad parking, leading to a garage. The rear garden is laid mainly to lawn, enjoying a sunny aspect with the added benefit of a good sized wooden decked area.

LOCATION
Trelissick Road is located within a highly regarded residential area, situated on the outskirts of Hayle, well placed for all of Hayle's amenities, local primary and secondary school, superb beaches and nearby transport links.

THE ACCOMMODATION COMPRISES
(All dimensions are approximate and measured by LIDAR)

ENTRANCE PORCH
Tiled flooring, double glazed windows to three sides, step up and door leading into...

LOUNGE
Fitted carpet, feature inglenook granite fireplace with recessed alcoves either side, two wall lights, radiator, double glazed window to front with deep window cill.
Door leading into...

DINING ROOM
Fitted carpet, radiator, double glazed window to the side, understairs storage cupboard, carpeted stairs to first floor level. Double doors leading into...

KITCHEN / BREAKFAST ROOM
A most spacious kitchen / breakfast room, fitted with a range of base and wall mounted kitchen units with roll top work surfing over.
Rangemaster, range cooker, tiled splash back, extractor above. Stainless steel sink and drainer with mixer tap and tiled splash back. Space for washing machine and fridge freezer, door to the rear, radiator, tiled flooring.

From the dining room, a carpeted staircase leads up to...

FIRST FLOOR LANDING
Fitted carpet, sloping ceiling with built in roof light, wall light, radiator, built in airing cupboard, various doors leading off.
Door into...

BEDROOM
Fitted carpet, sloping ceiling with fitted roof light, radiator, door into...

ENSUITE
Sloping ceiling with roof light, shower cubicle with mains fed shower, tiled surround and bifolding doors, laminate flooring, wash hand basin with mixer tap and vanity unit below.

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

BEDROOM
Fitted carpet, double glazed window to the rear, radiator.

OFFICE / STUDY
Laminate flooring, radiator, double glazed window to the front with deep window cill.

BEDROOM
Fitted carpet, double glazed window to the rear, loft access.

FAMILY BATHROOM
Fitted with a white suite comprising, panel enclosed bath with mixer tap, tiled surround, wash hand basin with vanity unit below, radiator, shower enclosure with mains fed shower, tiled surround, and bifolding glass doors.
Low level w/c with push button flush. High sloping ceiling with roof light.

OUTSIDE
The property is accessed via long driveway, providing ample off-road parking and leading to...

GARAGE
An attached garage with power and light supplied, fitted with an up and over door to the front and pedestrian door to the rear, leading onto...

REAR GARDEN
The long rear garden is laid mainly to lawn, enclosed by walling and fencing. There is a good sized wooden decking, ideal for alfresco dining. Gated access to the side of the property leads to the driveway.

SERVICES
Mains gas, water, electricity and drainage.
The property is heated via a gas boiler, located in the garage.

DIRECTIONS
From our Hayle office, turn right and continue along Fore Street and along Commercial Road, Hayle Terrace and Penpol Terrace, pass under the viaduct and take the first exit at the roundabout. Continue up this road, passing the White Hart Hotel and the Millpond. Continue up Foundry Hill and turn right onto Trelissick Road.







The property will soon be seen on your left had side, situated opposite the entrance to Paradise Park.

MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 5 bedrooms, 2 bathrooms, 2 receptions
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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, 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

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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(1)

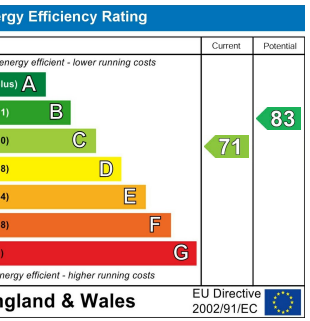
1613 ft²

150 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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