

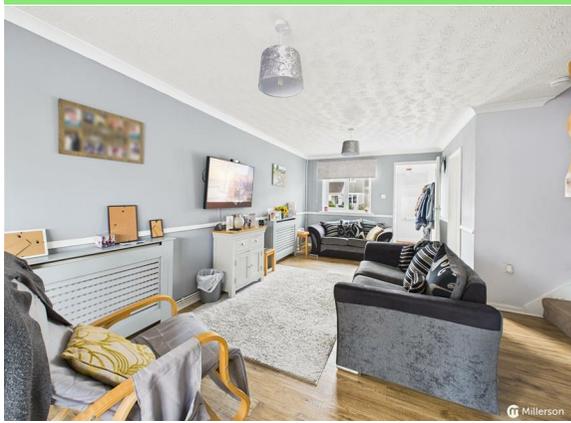


Arundel Court Connor Downs Hayle

TR27 5EH

Asking Price £300,000

- A WELL PRESENTED 3/4 BEDROOM FAMILY HOME
- SITUATED WITHIN A POPULAR VILLAGE
 - SPACIOUS LIVING ACCOMMODATION
 - MODERN KITCHEN
 - ENCLOSED REAR GARDEN
 - AMPLE OFFROAD PARKING
 - INTERNAL VIEWING RECOMMENDED
 - EPC: C71
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 911.00 sq ft



4



1



1



C71

PROPERTY DESCRIPTION

A well presented three/four bedroom family home offering spacious and adaptable living accommodation situated within a popular residential development. The gas heated and double glazed accommodation briefly comprises; lounge, dining room / utility room, modern fitted kitchen, and office/bedroom four. The first floor comprises, three bedrooms and a family bathroom. Outside there is ample off road parking for two cars, to the rear there is an enclosed, low maintenance garden.

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 by LIDAR).

Double glazed door leading into...

ENTRANCE PORCH

Laminate flooring, double glazed window to the side, space for coats and shoes etc. Double glazed door opening into...

LOUNGE/DINER

Laminate flooring, carpeted stairs to first floor level, double glazed window to the front, fitted dado rail, useful understairs storage cupboard, radiator, open into...

Dining area: laminate flooring, double glazed windows to three sides, double glazed door to the rear, space for dining table and chairs.

Fitted with a range of base storage units with work top above, space for washing machine, sloping ceiling.

KITCHEN

Attractively fitted with a range of modern, high gloss base and wall mounted kitchen units with contrasting work surfacing over.

Integrated dishwasher, fridge and freezer, oven, four ring gas hob with splash back and stainless steel extractor above. Laminate flooring, vertical radiator, open into dining room/utility room.

OFFICE/BEDROOM

Laminate flooring, double glazed window to the front, inset ceiling spot lights, built in hanging rail, and shelving, radiator.

From the lounge, a carpeted staircase leads up to...

FIRST FLOOR LEVEL

Fitted carpet, loft hatch, door into...

BEDROOM 1

Fitted carpet, double glazed window to the front, radiator, built in cupboard.

BEDROOM 2

Fitted carpet, radiator, built in cupboard, double glazed window to the rear.

BEDROOM 3

Fitted carpet, double glazed window to the rear, with distant views of Hayle Towans.

BATHROOM

Panel enclosed bath with electric shower over, tiled surround, obscured double glazed window to the rear, heated towel rail, low level w/c, pedestal wash hand basin with waterfall tap, tiled splash back, vinyl flooring.

OUTSIDE

The property is approached via a tarmac driveway, providing offroad parking for two cars, leading to the front door.

REAR GARDEN

There is an enclosed garden, laid to paving slabs and artificial grass enclosed by fencing, with space for a timber shed, gated access to the rear.

SERVICES

Mains gas, water and drainage. Central heating is provided via a gas boiler.

DIRECTIONS

From our office in Hayle, turn left along Fore Street and travel past the Recreation Park, continue along this road and go over the mini roundabout by Lidl Supermarket.

At the Loggans Moor roundabout take the second exit onto Carwin Rise, continue along this road and onto Connor Hill. Once you enter the village, take the turning right, opposite the Turnpike Inn into Arundel Way, take the next turning right onto Arundel Court. The property will soon be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House



Property construction: Standard construction
Energy Performance rating: C
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: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great
Parking: 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⁾

911 ft²
84.6 m²

Reduced headroom

3 ft²
0.3 m²

(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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Hayle

Cornwall

TR27 4DY

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www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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