



Built by local and high quality builders, Marconi Developers, an impressive, high specification and beautifully finished two double bedroom detached bungalow on a generous plot, with solar panels and air source underfloor heating. An attached garage, brick paved driveway and gardens to front, side and rear. EPC TBC but likely to be A99. Council Tax Band TBC. Freehold.



THE PROPERTY

The property is approached via a paved brick driveway providing parking for several cars and a raised front garden with stone walling. The graphite composite front door leads to the entrance hallway with doors to all other rooms including a 'Jack and Jill' bathroom which can be accessed from the hallway and the second bedroom. The generous open plan kitchen/dining room/living room is a fantastic feature of this property with French style patio doors leading to the generous and level rear garden.

In the hallway, there are two storage cupboards, one is used as the services cupboard which houses the controls for the solar panels, air source heating, manifold for the underfloor heating, consumer unit, hot water tank, security alarm and broadband connection.

The main bedroom has a beautifully fitted en-suite shower room with spacious shower. The second bedroom has the use of the 'Jack and Jill' bathroom which is also well equipped with stunning Porcelanosa tiling.

Thermostats are in every room so you can choose which temperature you like in each room.

Externally, this stunning new build property is built with a timber frame, exposed Portuguese granite and painted render and has concrete tiles on the roof.

High specifications include:

Air source heating.

Solar panels and battery storage.

MVHR ventilation system.

Engineered oak flooring to the living areas and entrance

hallway.

Integrated AEG appliances include dishwasher, washing machine, double oven, hob and a fridge freezer.

Quartz work surfaces.

Clearwater instant hot water tap.

Laufen sanitary ware.

Porcelanosa tiles and electric toothbrush chargers in the bathroom and en-suite shower room.

Portuguese granite on the exterior.

Slate sills.

Brick paved driveway.

Insulated electric roller shutter garage door.

Ring door bell.

Outside you will find gardens to three sides, at the front is a raised garden bordered by a stone hedge, at the rear is a level lawn with patio area perfect for enjoying the sun for most of the day. The rear garden can be accessed from both sides of the property. There is also an attached garage with electric roller shutter door, power and light connected and has an 'A' frame roof, perfect for storage.

LOCATION

Stag Road is a short walk to Tesco supermarket, bus stop and is within easy reach of Helston town. The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both primary and secondary) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's

boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar beach.

DIRECTIONS

From the roundabout on the A394 turn into Pasmore Road, follow the road until you come to the end, (at what will be the roundabout) turn right and the property is the third bungalow on the right.

TENURE - FREEHOLD

COUNCIL TAX BAND - TBC

EPC - TBC likely to be A99

SERVICES

Mains water, mains electricity, mains drainage. Fibre broadband is a wired connection to the property.

According to Ofcom.org mobile phone signal through O2 is likely and for broadband is standard and superfast through Openreach or OFNL. Solar panels and battery storage.

ACCOMMODATION IN DETAIL

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

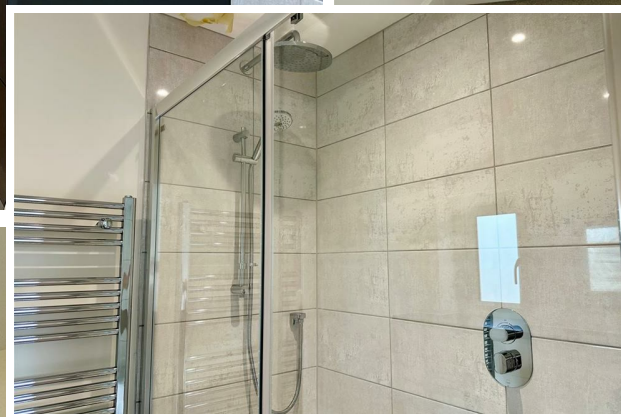
The property is approached via a brick paved driveway.

Entrance Hallway

With doors to the open plan kitchen and living/dining areas, two storage cupboards, one housing the hot water tank, solar panel controls, consumer unit, underfloor heating manifold, broadband point and security alarm. There are also doors to two double bedrooms and the bathroom.

Kitchen 11'5" x 9'4" (3.48m x 2.84m)

A stylish contemporary kitchen in dark grey high gloss with a selection of base and wall units/drawers with





quartz work surfaces and full height quartz splashbacks. Incorporating a composite sink with quartz drainer and instant hot water tap. All the appliances are integrated and include washing machine, dishwasher, five ring induction hob, double oven and fridge freezer. Double glazed window to the front.

Living Room 17'6" x 14'4" (5.33m x 4.37m)

A lovely light and generous room with space for dining room table and chairs. French style patio doors give a lovely outlook over the rear garden.

Bedroom One 12'8" x 12' (3.86m x 3.66m)

Double glazed window overlooking the rear garden. TV point. Door to the en-suite shower room.

En-Suite Shower Room

A generous enclosed shower with fixed ceiling shower head and a flex hose shower with sliding door and tiled surround. Wash hand basin with mixer tap and storage drawers below. Wall hung wc with push button flush and shelf above. Heated towel rail. Double glazed window to the side.

Bedroom Two 13'5" x 9'4" (4.09m x 2.84m)

Double glazed window to the front overlooking the front

lawn. TV point. Door to 'Jack and Jill' bathroom which can also be accessed from the hallway.

Bathroom

A well equipped bathroom comprising a panelled bath with fixed ceiling shower head, flexi shower head and glass screen. Wash hand basin with mixer tap, storage drawers below and shelf above. Wall hung WC with push button flush. Heated towel rail. Door to hallway.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be

assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

The photographs and measurements have been used from a similar property.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.