



4 Trennerth Meadows, Leedstown,
Hayle, TR27 6FJ









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GUIDE PRICE £340,000 FREEHOLD

*** THREE BEDROOMS * OPEN PLAN LIVING SPACE * BATHROOM ***

*** AMPLE PARKING * CARPORT * DOUBLE GLAZING ***

*** AIR SOURCE HEAT PUMP * UNDERFLOOR HEATING ***

*** PRIVATE GARDENS TO THE REAR ***

*** VIEWING ESSENTIAL * APPROXIMATELY 73 SQUARE METRES ***

*** EPC = B * COUNCIL TAX BAND = D * APPROXIMATELY 73 SQUARE METRES ***

Situated in a cul-de-sac location on the edge of this popular village is this beautifully presented, modern three bedroom detached bungalow with air source heat pump underfloor heating. The rear garden is private and enclosed offering a good degree of privacy and protection, ideal for alfresco dining. With driveway parking, carport and generous accommodation throughout, an early viewing is essential to fully appreciate.

Double glazed door into:

HALLWAY: Storage cupboard.

OPEN PLAN LIVING SPACE: 27' 9" x 9' 4" (8.46m x 2.84m) Patio doors and panels to the rear with pleasant outlook over the garden, a range of matching base and wall mounted cupboards, stainless steel one and a half bowl sink with mixer tap and drainer, electric oven and hob with stainless steel extractor fan over, integrated fridge freezer integrated microwave, integrated washing machine, space and plumbing for the dishwasher complementary tiling, double glazed window to the rear.

BEDROOM ONE: 12' 8" x 9' 9" (3.86m x 2.97m) Double glazed window to the front.

BEDROOM TWO: 9' 8" x 9' 8" (2.95m x 2.95m) Double glazed window to the front.

BEDROOM THREE: 9' 8" x 7' 8" (2.95m x 2.34m) Double glazed window to the side, access to the loft.

BATHROOM: 8' 1" x 4' 9" (2.46m x 1.45m) Panelled bath with separate shower over and screen, low level W.C., concealed cistern, vanity sink with storage under, tiled floor and walls, shaver socket, vanity mirror, heated towel rail, opaque double glazed window to the side, extractor fan.

OUTSIDE: To the front there is paved driveway parking for several vehicles, carport. To the rear of the property the garden laid to patio leading on to the lawn, fence boundaries with plant and shrub borders. A high degree of privacy and protection, ideal for alfresco dining. To the side is a useful garden shed with power, garden laid to lawn with pedestrian gate to carport, gate to the side. Again fence boundaries with privacy and protection.

SERVICES: Mains electricity and water, private drainage.

AGENTS NOTE: We understand from Openreach website that Super Fast Broadband (FTTC) is available to the property. We tested the mobile signal for Vodafone which was adequate. The property is constructed of block under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in

agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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Lettings
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