



6 Bownder Down, Hayle, Cornwall,
TR27 6JA







6 BOWNDER DOWR, HAYLE, CORNWALL, TR27 6JA

£400,000 FREEHOLD

*** MODERN DETACHED THREE-BEDROOM BUNGALOW ***

*** MAIN BEDROOM WITH ENSUITE SHOWER ROOM ***

*** SPACIOUS LIVING ROOM WITH ADJOINING DINING ROOM ***

*** FITTED KITCHEN AND FAMILY BATHROOM ***

*** LOW-MAINTENANCE REAR PATIO GARDEN * DRIVEWAY PARKING AND GARAGE ***

*** GAS CENTRAL HEATING AND DOUBLE GLAZING * NO ONWARD CHAIN ***

*** EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 92 SQUARE METRES ***

A modern detached three-bedroom bungalow located in the sought-after residential area of Bownder Dowr in Hayle. This appealing home offers well-proportioned accommodation, including a light and welcoming living room with direct access to the dining room, a fitted kitchen, and three bedrooms, with the main bedroom enjoying the benefit of an ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms. The property is complemented by a low-maintenance patio garden to the rear, ideal for outdoor seating and entertaining, together with driveway parking and a garage. Additional features include gas central heating and double glazing throughout. Offered to the market with no onward chain, this bungalow presents an excellent opportunity for those seeking a comfortable home in a popular and convenient location. Viewing is highly recommended to fully appreciate all that this property has to offer.

DOUBLE GLAZED DOOR AND SIDE PANEL OPENING TO:

HALLWAY: Built in cupboard housing combination boiler, further built in storage cupboard, thermostat.

LIVING ROOM: 16' 11" x 11' 0" (5.16m x 3.35m) Two double glazed windows to the side, one to the front, electric fire with slate tiled surround, radiator. Opening to:

DINING ROOM: 10' 7" x 9' 9" (3.23m x 2.97m) Double glazed window to the front, radiator.

KITCHEN: 10' 4" x 9' 7" (3.15m x 2.92m) Range of base and wall mounted units, wall mounted electric double oven, gas hob and extractor hood over, one and a half bowl stainless steel sink unit with mixer tap and drainer, double glazed window and door to the side, space and plumbing for washing machine, space for freestanding fridge/freezer.

BEDROOM ONE: 13' 0" x 10' 10" (3.96m x 3.30m) Double glazed window to the rear, radiator. Door to:

ENSUITE SHOWER ROOM: 6' 10" x 6' 0" (2.08m x 1.83m) Glazed shower cubicle with tiled walls and mains shower, low level w.c., pedestal wash hand basin, radiator, double glazed window to the side, shaver socket.

BEDROOM TWO: 13' 8" x 8' 10" maximum (4.17m x 2.69m) Double glazed window to the rear, radiator.

BEDROOM THREE: 10' 0" x 8' 11" maximum (3.05m x 2.72m) Double glazed window to the front, radiator.

BATHROOM: 6' 6" x 6' 5" maximum (1.98m x 1.96m) Panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, radiator, shaver socket and light, extractor fan.

OUTSIDE: To the rear of the property is a raised patio area with an adjoining section laid to gravel, complemented by mature trees and shrubs. The garden also features a useful storage shed, is enclosed by a combination of wall and fencing, and benefits from side access leading to the front of the bungalow. At the front, there is a driveway providing access to the garage, together with a small gravelled area and established planting, including a tree and conifer.

GARAGE: 18' 3" x 8' 11" (5.56m x 2.72m) Electric up and over door, power and light, storage over, courtesy door and window to the rear.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: The property is constructed of block under a concrete tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. We checked the phone signal with EE which was good.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in a westerly direction to the Foundry end of the town. At the mini roundabout take the first exit proceeding up the hill turn right past the hospital and continue to the end of Trelassick Road. Just before the end of the road Bownder Dowr can be found on your left hand side whereby the property can be found ahead of you on the left.

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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