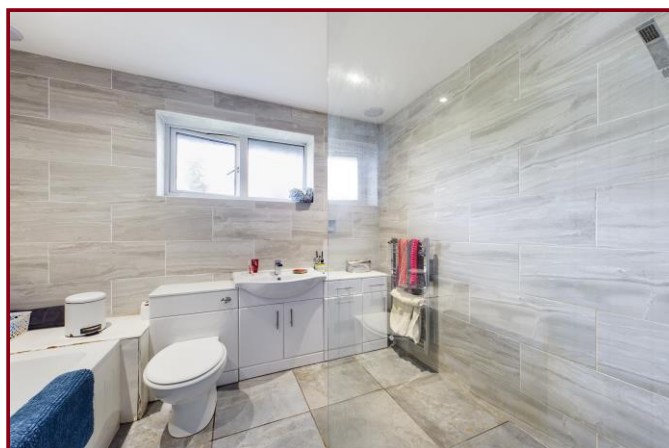




MAP estate agents
Putting your home on the map

**Leedstown,
Hayle**

**£340,000
Freehold**





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Property Introduction

A modern well-presented three bedroomed link-detached bungalow, located in the popular village of Leedstown. Situated in a highly sought after area and individually designed, the property also benefits from a detached office/summerhouse. The accommodation briefly comprises three bedrooms, a modern designed kitchen with French doors opening out onto a deck in the rear garden, well-appointed family bathroom with walk-in shower. The property is double glazed with a modern underfloor heating and has an electric hot water immersion system.

Outside to the rear is an enclosed garden mainly laid to lawn with a selection of mature plants and shrubs. The front garden is paved for ease of maintenance and offers planted raised flower beds and a garden shed. The driveway provides parking for one car and leads to the single garage.

As the owners' sole agents, we thoroughly recommend an immediate viewing to secure this keenly priced bungalow. Why not call for your appointment to view today?

Location

Leedstown is one of West Cornwall's most conveniently situated villages being within fifteen minutes drive of the major towns of Penzance, Hayle, Helston, and Camborne, all of which offer a comprehensive range of shopping, leisure, and educational facilities. The village of Leedstown has a Public House, School and Chapel and is roughly equidistant of the north and south coasts making some of the county's best beaches just fifteen minutes away.

The nearest mainline Railway Stations are at Hayle and St Erth, both about five miles distant. The A30 trunk road is also just three miles distant.

ACCOMMODATION COMPRISES

Open entrance with uPVC double glazed door to:-

PORCH

Double glazed uPVC windows to side and front. Half glazed door to:-

LOUNGE 15' 4" x 11' 4" (4.67m x 3.45m) maximum measurements

Focal point multi-fuel wood burner and fireplace with open grate. uPVC double glazed window to front. Laminate flooring. Door to inner hall and door to:-

KITCHEN 14' 10" x 12' 2" (4.52m x 3.71m)

A spacious kitchen offering double glazed windows and double glazed patio doors opening onto a deck in the rear garden. Range of floor and wall units and oven tower with built-in electric oven and microwave. Fitted roll edge worktops with 'Belfast' drainer sink with mixer tap and four ring inset ceramic hob. Tiled splashback. Integrated dishwasher, washing machine and fridge/freezer. Recessed LED spotlights and tiled porcelain flooring. Extractor fan. Door to dining room/bedroom three and opening to:-

DINING ROOM/BEDROOM THREE 12' 4" x 8' 1" (3.76m x 2.46m)

uPVC double glazed window to rear. Laminated flooring and ceiling light.

INNER HALL

Access hatch to loft space where the immersion tank is located and doors off to:-

BEDROOM ONE 12' 5" x 10' 11" (3.78m x 3.32m) maximum measurements

uPVC double glazed window to rear. Laminated flooring, recessed LED lights and fitted wardrobe.

BEDROOM TWO 10' 11" x 8' 5" (3.32m x 2.56m) maximum measurements

Double glazed window to front elevation. Laminated flooring, ceiling light.

BATHROOM

Obscure double-glazed window to the side aspect. Panelled bath with mixer tap, WC, top mounted wash hand basin with storage unit below and a large overhead walk-in shower with clear glazed door. Towel rail. Tiled walls, tiled flooring, and ceiling spotlights.

GARAGE 17' 7" x 8' 6" (5.36m x 2.59m)

Metal up and over door. Electric meters and consumer panel. Light and power connected. Fitted work bench and shelves.

OUTSIDE

The gardens are a real feature of this property with a driveway at the front providing parking for one vehicle and a mostly paved front garden with raised flower beds and a waist height wall. Gated access to the side of the property leads to the rear garden, the majority of which is laid to lawn. Timber Shed.

SUMMERHOUSE/OFFICE 24' 11" x 12' 0" (7.59m x 3.65m) Irregular shape, maximum measurements

A well proportioned room with double glazed doors and double glazed windows. Laminated flooring. Electric sockets, LED spotlights and a bar. Suitable for use as a hobby room or office.

AGENT'S NOTE ONE

The Council Tax Band for the property is band 'C'.

AGENT'S NOTE TWO

There is planning granted for replacement roof with room in the roof trusses and dormers to create additional living space (PA21/07177).

DIRECTIONS

On entering Leedstown from Penzance, turn left at the crossroads in the centre of the village towards Hayle and take the first turning on your right into Trenerth Road. Millbank Meadow is the first turning off Trenerth Road on your right hand side with the property being found almost at the end of the road on the left hand side. Help with directions try What 3Words:dancer.quote.extreme

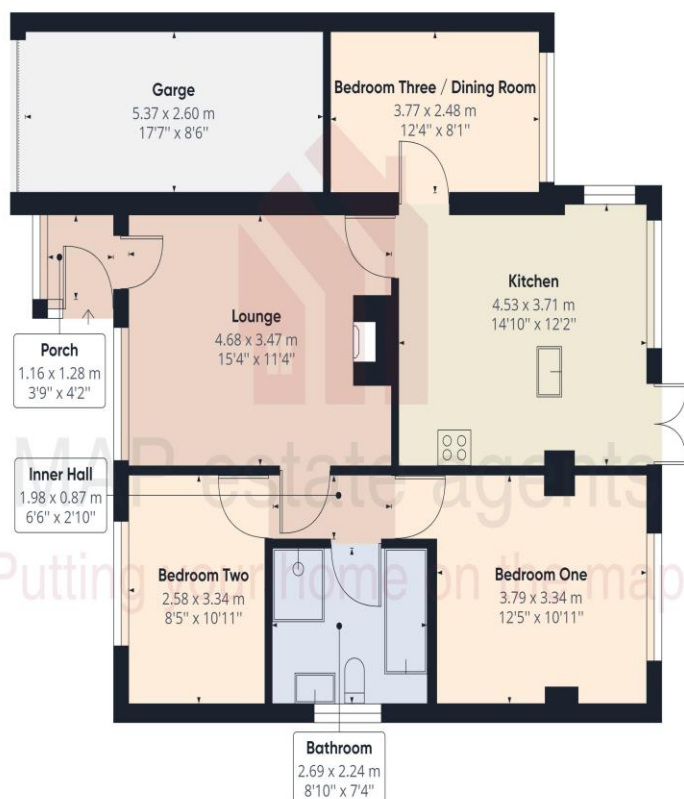


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		83
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	40	
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Link-detached bungalow
- Two/three bedrooms
- Well equipped kitchen/diner
- Family bathroom
- Good size lounge
- Underfloor heating
- Cul-de-sac in a popular village
- Garage with further off-road parking
- Detached summerhouse/office
- Planning granted to create additional living space (PA21/07177)



Approximate total area⁽¹⁾

958.19 ft²
89.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

277.14 ft²
25.64 m²

(1) Excluding balconies and terraces

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