

HAYE WAY, PENPOL, LOSTWITHIEL, PL22 0NG



A three bedroom detached bungalow offering a delightful rural setting with extensive gardens and superb views over surrounding countryside.

Accommodation Comprises:- Hallway, lounge, kitchen, two double bedrooms, bedroom three/office, bathroom, separate W.C, electric quantum storage heating, uPVC double glazing, ample parking area to front and a generous size rear garden.

£995 PCM

TO LET UNFURNISHED

ACCOMMODATION (All sizes approximate):-

Covered Entrance

uPVC double glazed front entrance door opening into:-

Hallway

Doors leading off to all rooms.



Lounge

15' 11" x 11' 1" (4.84m x 3.38m) (Maximum) Tiled fireplace with inset multi-fuel burning stove. Quantum storage heater. uPVC double glazed windows to rear and side elevations. TV aerial point.

Kitchen

12' 6" x 8' 9" (3.81m x 2.67m) Modern range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer. Built-in larder cupboard. Separate built-in cupboard. Beko electric double oven with integrated four ring hob. Stainless steel extractor hood over. Space and plumbing for washing machine. Quantum storage heater. Space for a fridge/freezer. Breakfast bar. Access to loft space. uPVC double glazed window to front elevation. uPVC double glazed door to outside.

Bedroom One

11' 6" x 11' 1" (3.50m x 3.37m) uPVC double glazed window to rear elevation. Quantum storage heater. TV aerial points.

Bedroom Two

11' 1" x 8' 10" (3.37m x 2.68m) uPVC double glazed window to rear elevation. Quantum storage heater.

Bedroom Three/Office

9' 3" x 8' 10" (2.83m x 2.68m) uPVC double glazed window to front elevation. Quantum storage heater. TV aerial point.

Bathroom

6' 3" x 5' 7" (1.90m x 1.69m) White suite comprising:- Panelled bath with Triton electric shower and pedestal wash hand basin. uPVC double glazed window to front elevation. Extractor fan. Electric heated towel rail.

Separate W.C

White low level W.C. Obscure uPVC double glazed window to front elevation.

OUTSIDE

The property is accessed to the front via double gates, opening onto a tarmac parking area with room for several cars and turning. To the rear is a generous size garden with superb views and two metal storage sheds.

DEPOSIT

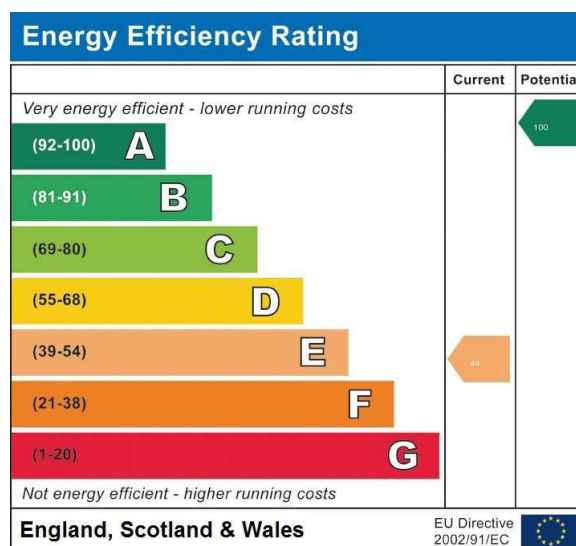
£1148.

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Approaching the hamlet of Penpol via Lerryn and St Veep, go past St Veep parish church and continue on this road (keeping right where the road splits). When you reach the left-hand bend turn right and follow the road until 'Haye Way' is identified on the left-hand side.



ENERGY RATING



LOUNGE



BEDROOM THREE/OFFICE



KITCHEN



BATHROOM



BEDROOM ONE



PARKING AREA



BEDROOM TWO



REAR ELEVATION



EXTENSIVE GARDENS

Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



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