



Bodriggy Villas

Hayle

TR27 4PG

Asking Price £475,000

- VERY SPACIOUS 5 BED DETACHED HOUSE
- VERSATILE ACCOMMODATION THROUGHOUT
- EXCELLENT LOCATION CLOSE TO AMENITIES
- 5 BEDROOMS AND 2 RECEPTION ROOMS
- FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR 6 CARS AND DETACHED GARAGE
- VIEWING HIGHLY RECOMMENDED
- EPC RATING - E54



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1550.00 sq ft



ENTRANCE HALL

Stairs rising to the first floor, UPVC double glazed window to the side, radiator.

LOUNGE

13'0" x 12'0" (3.96 x 3.66)

UPVC double glazed window to the front with views towards Phillack, radiator, television point.

KITCHEN/BREAKFAST ROOM

12'10" x 12'5" (3.91 x 3.78)

Stainless steel sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, range of matching base and eye level units, recess for fridge freezer, washing machine, fitted breakfast bar, radiator, UPVC double glazed window to the front.

INNER HALL

Built in airing cupboard.

BEDROOM

10'0" x 8'0" (3.05 x 2.44)

Radiator, UPVC double glazed window to the side.

BEDROOM

10'10" x 10'0" (3.3 x 3.05)

UPVC double glazed window to the side, built in wardrobe, radiator.

SHOWER ROOM

A modern suite featuring a double shower cubicle with shower over, dual flush w.c, wash hand basin with fitted cupboards under, heated towel rail, ceiling spotlights, complementary wall and floor tiling, UPVC double glazed frosted window to the rear.

UTILITY ROOM

12'0" x 6'9" (3.66 x 2.06)

A well fitted utility room featuring a stainless sink with adjoining work surfaces incorporating a 4 ring electric hob, base and eye level units, windows to the rear and side, door to cloak/wash room.

CLOAKROOM/WASHROOM

9'2" x 6'0" (2.79 x 1.83)

Stainless steel sink unit with adjoining work surfaces and fitted cupboards, door to: W.C: Low level w.c, pedestal wash hand basin, double glazed window to the side.

SITTING ROOM

12'10" x 12'4" (3.91 x 3.76)

UPVC double glazed patio doors to the rear leading to and enjoying views over the rear garden, radiator, television point, electric fire with mantle and surround.

FIRST FLOOR

Fitted storage cupboard, access to three further bedrooms and shower room.

BEDROOM

13'4" x 12'3" (4.06 x 3.73)

UPVC double glazed window to the rear overlooking the garden, fitted wardrobe.

SHOWER ROOM

Double shower cubicle with shower over, dual flush w.c, wash hand basin with fitted cupboards below, complementary wall and floor tiling, Velux window.

BEDROOM

11'5" x 6'5" (3.48 x 1.96)

Velux window.

BEDROOM

13'0" x 7'6" (3.96 x 2.29)

UPVC double glazed window to the front with views towards Phillack and the Towans.

OUTSIDE

OFF ROAD PARKING

To the side of the property there is off road driveway parking for 3 vehicles. At the end of there is additional parking for a further 3 vehicles.



DETACHED GARAGE

16'0" x 8'2" (4.88 x 2.49)

Metal up and over door, light and power connected.

GARDENS

To the front there is a level lawn that is well enclosed by fencing. Access to the side leads to a private rear garden with a good size patio seating area and lawn with summerhouse, timber shed and a selection of plants, shrubs and fruit trees. The rear garden is very well enclosed and offers a high degree of privacy along with the days sunshine.





Total area: approx. 143.8 sq. metres

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

Directions To Property

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Valuation Request

