

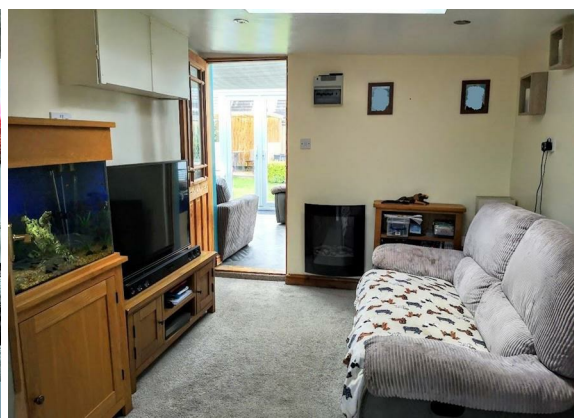


Hayle Road
Leedstown
Hayle

TR27 6DD

Asking Price £375,000

- TWO / THREE BEDROOM DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- CONSERVATORY
- SNUG ROOM
- UTILITY ROOM
- EPC RATING - D56



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1001.00 sq ft



A well presented, two/three bedroom detached bungalow situated within the popular village of Leedstown.

The accommodation comprises in brief - Entrance hallway, three bedrooms, kitchen through to a delightful conservatory with views across the rear garden, snug room and utility room.

The spacious rear garden has been landscaped, laid mainly to lawn and paving with two feature ponds, an aviary and covered seating area.

A gravel driveway to the front of the property provides ample off road parking.

An internal viewing of this delightful bungalow is urged at your earliest convenience. Phone now for further information.

Obscure double glazed front door into....

ENTRANCE VESTIBULE

Wood effect tile floor. Obscure glazed door into....

ENTRANCE HALLWAY

Wood effect tile floor. Radiator. Built in cupboard with shelving. Loft access. Door to....

LOUNGE/BEDROOM 1

13'4" x 10'10" (4.06 x 3.3)

Double glazed window to front. Fireplace with stone surround and hearth and wooden mantle over. Space for electric fire. Radiator. Fitted carpet.

BEDROOM 2

11'10" x 10'10" (3.61 x 3.3)

Double glazed window to front. Radiator. Fitted carpet.

BEDROOM 3

9'11" x 9'7" (3.02 x 2.92)

Double glazed window to rear. Fitted carpet.

BATHROOM

Obscure double glazed windows to rear. Panel enclosed 'P' shaped bath with mixer tap and electric shower over. Wall mounted circular sink with monobloc tap. Low level WC with push button flush. Clad walls with sparkle finish. Tiled floor.

KITCHEN

10'11" x 9'7" (3.33 x 2.92)

Fitted with a range of base and wall mounted shaker style units. Granite effect work surfaces over. 4 ring electric hob with tiled splashback and extractor above. Space for fridge. Tiled floor. Radiator. Built in larder cupboard. One and a half bowl sink unit and drainer with mixer tap. Breakfast bar. Open into....

CONSERVATORY

18'3" x 11'8" (5.56 x 3.56)

Double glazed windows to side and rear. Double glazed doors to rear. Double glazed sloping ceiling. Radiator. Door to...

SNUG

10'11" x 8'6" (3.33 x 2.59)

Velux roof lights. Electric log effect fire. Electric consumer units. Inset LED lights. Fitted carpet. Door to....

UTILITY ROOM

8'7" x 8'2" (2.62 x 2.49)

Double glazed window to front. Obscure double glazed door to side. Space for tumble drier, washing machine and freezer. Radiator. Vinyl flooring. Inset LED lighting.

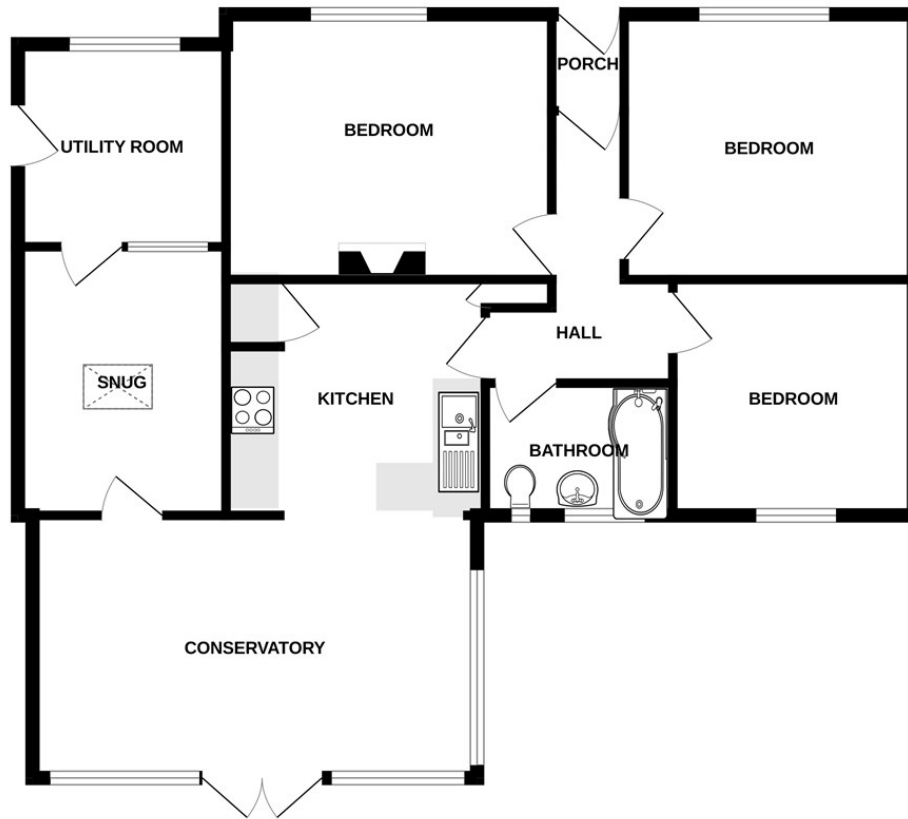
OUTSIDE

FRONT - Gravelled driveway providing ample off road parking.

REAR - Garden laid to lawn and enclosed by fencing and walling. Bird aviary. Covered seating area. Oil tank. Two feature ponds.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

