



Loggans Road

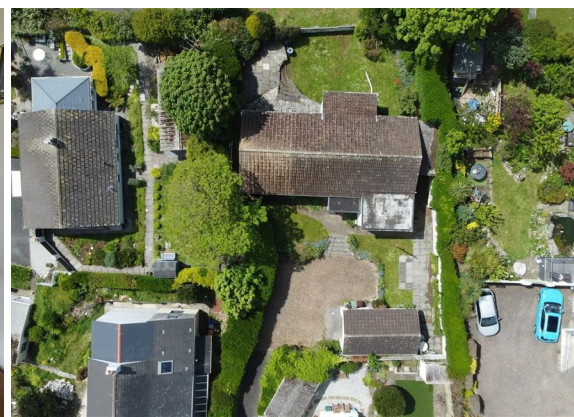
Loggans

Hayle

TR27 4PL

Offers In The Region Of  
£270,000

- THREE/FOUR BEDROOM BUNGALOW
- SINGLE SKIN CONSTRUCTION
- CASH BUYERS ONLY
- GARAGE AND DRIVEWAY
- ENSUITE SHOWER ROOM
- EPC: D63.



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1045.00 sq ft



Double glazed sliding front door into....

#### ENTRANCE PORCH

8'2" x 4'6" (2.49m x 1.37m)

Double glazed windows to front and side. Vinyl flooring. Glazed door into....

#### ENTRANCE HALLWAY

Good sized hallway. Two built in cupboards. Radiator. Loft hatch. Fitted carpet. Various doors leading off. Door to....

#### KITCHEN

12'7" x 8' (3.84m x 2.44m)

Double glazed window to front. Fitted with a range of base and wall mounted units with roll top work surfaces over. One and a half bowl sink and drainer with monobloc tap. Four ring gas hob with tiled splashback. Integrated oven and recess above suitable for microwave. Built in fridge/freezer. Wall mounted gas boiler. Obscure double glazed door to side.

#### BATHROOM

7'8" x 6'6" (2.34m x 1.98m)

Obscure double glazed window to rear. Modern white suite comprising; panel enclosed bath with mixer tap with tiled surround. Wall hung wash hand basin with mixer tap and tiled splashback. Concealed cistern WC with push button flush. Oak laminate flooring.

#### BEDROOM 1

11'2" x 11' maximum (3.40m x 3.35m maximum)

Double glazed window to rear. Built in wardrobes. Fitted carpet. Door to....

#### EN SUITE

7'9" x 5'6" (2.36m x 1.68m)

Obscure double glazed window to rear. Shower cubicle with glass screen, electric shower, built in folding seat. Low level WC. Pedestal wash hand basin. Radiator. Oak laminate flooring.

#### DINING ROOM / BEDROOM 4

12'6" x 9'10" (3.81m x 3.00m)

Large double glazed box bay window to rear with views over rear garden. Built in cupboard. Fitted carpet.

#### BEDROOM 3

12' x 7'9" maximum into wardrobe (3.66m x 2.36m maximum into wardrobe)

Double glazed window to rear. Built in wardrobe with sliding mirrored doors. Radiator. Fitted carpet.

#### LOUNGE

18'8" x 12'2" (5.69m x 3.71m)

Double glazed windows to front and side. Double glazed sliding patio doors into garden. Slate hearth with space for electric log effect fire. Two radiators. Fitted carpet.

#### BEDROOM 2

10'10" x 7'9" (3.30m x 2.36m)

Double glazed window to front. Built in cupboard. Radiator. Fitted carpet.

#### OUTSIDE

A shared access leads to the property. Brick paved driveway provides parking for up to 4 cars. Steps from driveway lead to front door. Leading to....

#### GARAGE

20' x 9'9" (6.10m x 2.97m)

Fitted with electric roll door. Light and power supplied. Pitched roof. Window to side.

#### FRONT GARDEN

Laid to lawn, flower beds and patio enjoying a sunny aspect with a high degree of privacy. Path to....

#### OUTSIDE UTILITY ROOM

5'10" x 4'11" (1.78m x 1.50m)

Space and plumbing for washing machine. Space for freezer. Electric consumer unit. Tiled floor. Half glazed door.



**REAR GARDEN**

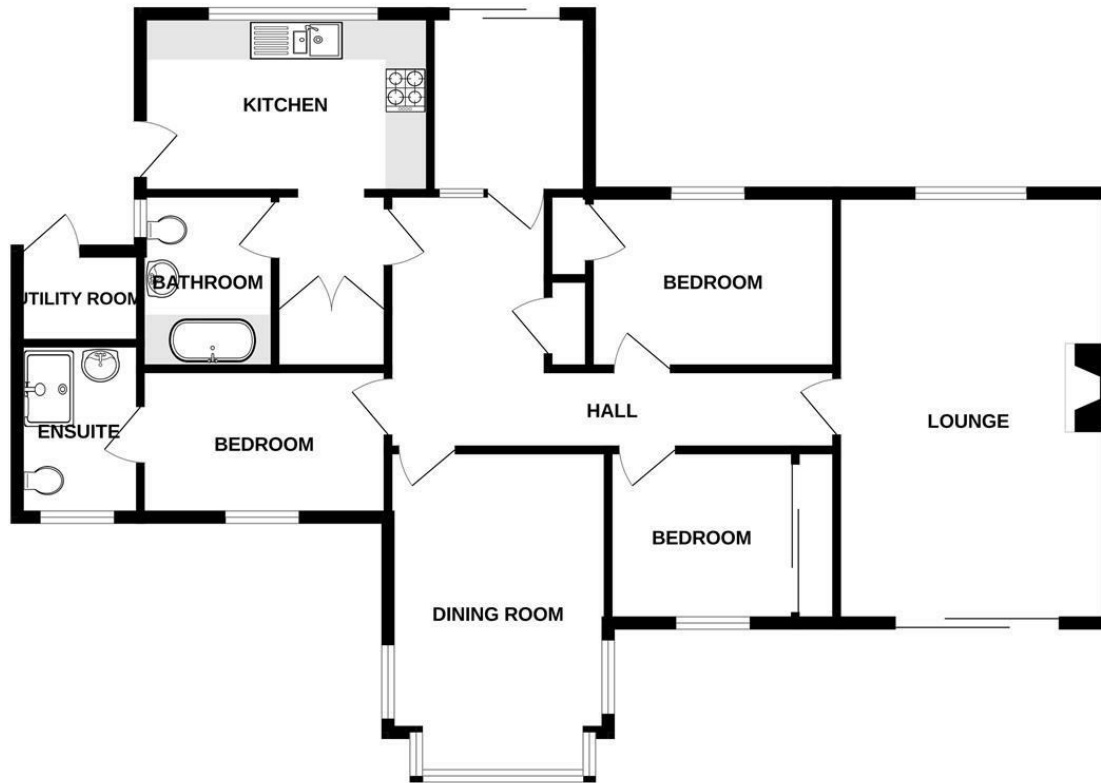
Slate and paved patio area with steps down to lawned garden enjoying a sunny aspect enclosed by walling and hedges.

**AGENTS NOTE**

Please note this property is for cash buyers only, due to its single skin construction and a recent concrete screen test which came back as inconclusive and recommended a stage two test.



GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(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

