



Pintail Avenue

Lelant

Hayle

TR27 6GN

Offers Over £375,000

- THREE BEDROOM SEMI DETACHED HOME
- OFFERED FOR SALE IN EXCELLENT DECORATIVE ORDER
- SOLD FURNISHED AND EQUIPPED
- GARAGE AND PARKING
- NO ONWARD CHAIN
- A MUST SEE PROPERTY
- EPC: COMMISSIONED



 **Millerson**
millerson.com

Tenure - Freehold



Entrance door into....

ENTRANCE HALLWAY

Entrance matting. Double glazed to side. Radiator. Oak engineered wood flooring. Carpeted stairs to first floor. Useful understairs storage cupboard.

WC

Obscure double glazed window to side. Low level concealed cistern WC with push button flush. Wash hand basin with tiled splashback. Radiator. Tiled floor. Inset ceiling LED lights. Ceiling mounted extractor fan.

LOUNGE

17'1" x 11'2" (5.21m x 3.40m)

Double glazed window to front. Inset coal effect gas fire with attractive stone fireplace and hearth. Oak engineered flooring. Radiator. Double doors leading into....

DINING ROOM

11'4" x 9'7" (3.45m x 2.92m)

A particularly light and airy room. Double glazed door and double glazed side windows to rear leading out onto rear courtyard. Engineered oak flooring. Radiator.

KITCHEN

8'11" x 8'5" (2.72m x 2.57m)

Double glazed window to rear. Attractively fitted with a modern shaker style kitchen units with granite effect work surfaces over. Bosch 4 ring gas hob with stainless steel extractor above. Integrated Bosch oven and grill. Stainless steel one and a half bowl sink and drainer with mixer tap. Integrated Bosch dishwasher. Zanussi integrated washing machine and Bosch fridge/freezer. Cupboard housing gas combination boiler. Inset ceiling LED lights. Slate effect flooring.

FIRST FLOOR LANDING

Double glazed window to side. Radiator. Built in cupboard. Loft access. Fitted carpet. Door to....

BEDROOM 1

12'8" x 11' maximum including wardrobe (3.86m x 3.35m maximum including wardrobe)

Double glazed window to front. Built in wardrobe with hanging rail and shelving above. Radiator. Fitted carpet.

EN SUITE SHOWER ROOM

8'11" x 4'1" (2.72m x 1.24m)

Shower enclosure with mains fed shower, tiled surround, glass door and screen. Wash hand basin with monobloc tap and tiled splashback set in vanity unit. Concealed cistern WC with push button flush. Heated towel rail. Inset ceiling lighting.

BEDROOM 2

11'3" x 9'7" (3.43m x 2.92m)

Enjoying a sunny aspect. Double glazed window to rear. Radiator. Fitted carpet.

BEDROOM 3

8'11" x 8'7" (2.72m x 2.62m)

A light and airy room. Double glazed window to rear. Radiator. Fitted carpet.

BATHROOM

6'11" x 5'7" (2.11m x 1.70m)

Obscure double glazed window to front. Fitted with a white suite comprising panel enclosed bath with mains fed shower over and tiled surround. Vanity wash hand basin with monobloc tap and tiled surround. Concealed cistern WC with push button flush. Heated towel rail. Inset ceiling lighting. Tiled floor.

OUTSIDE

Steps up to front door. Small gravelled area to the front of the property. REAR - Enclosed rear courtyard enclosed by wood fencing and enjoying a sunny aspect.

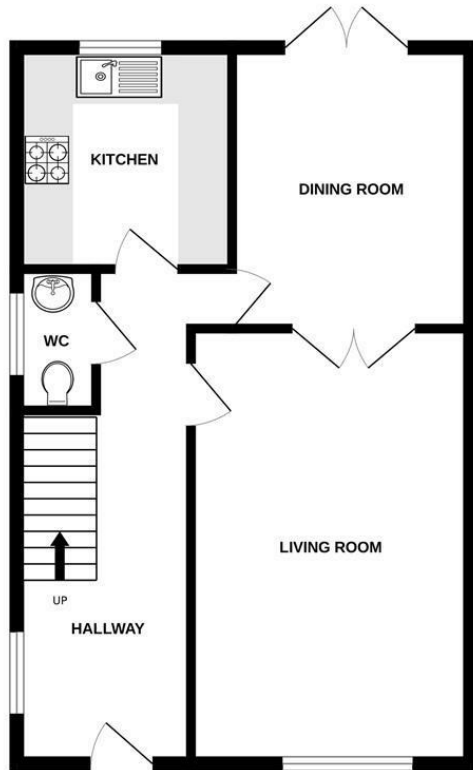
GARAGE

18'10" x 13'2" maximum (5.74m x 4.01m maximum)

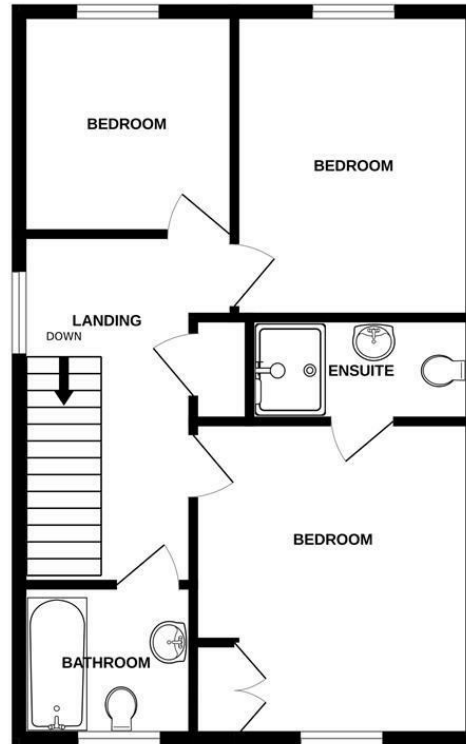
Situated en bloc. Up and over door. Pitched roof. Power and light connected.



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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 | | | |
| (69-80) C | | 71 | 82 |
| (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 | |

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Valuation Request

