



Back Lane
Angarrack
Hayle

TR27 5JE

Asking Price £400,000

- A WELL PRESENTED THREE BEDROOM (MASTER ENSUITE) DETACHED BUNGALOW
- SITUATED WITHIN THE POPULAR VILLAGE OF ANGARRACK
- NO ONWARD CHAIN
- PARKING FOR TWO CARS PLUS DETACHED GARAGE
- DELIGHTFUL VIEWS TO THE REAR
- AIR SOURCE HEATING
- PATIO WITH HOT TUB
- INTERNAL VIEWING HIGHLY RECOMMENDED!



 Millerson
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1173.27 sq ft



ENTRANCE HALLWAY

Tiled floor, heating radiator, built in storage cupboards, inset ceiling spot lights, loft access.

LOUNGE

12'11 x 12'8 (3.94m x 3.86m)

Engineered oak flooring, double glazed window to the rear with distant rural views. LPG gas, log effect fire on a slate hearth, with wooden mantle over. Attractive, wood clad feature wall, two wall lights. Double doors leading to...

DINING ROOM

13'7 x 10'9 (4.14m x 3.28m)

Engineered oak flooring, heating radiator, double glazed window to the side, inset ceiling spot lights.

KITCHEN

13'10 x 8'1 (4.22m x 2.46m)

Attractively fitted with modern, high gloss base and wall mounted kitchen units with wood effect work surfacing over.

Four ring gas hob, glass splash back and extractor above.

Integrated fridge, combination microwave, integrated oven, and dishwasher.

One and a half bowl sink and drainer with mixer tap, double glazed window to the rear with granite sill. Vinyl tile effect flooring.

BEDROOM 1

12'11 x 12'2 (3.94m x 3.71m)

Laminate flooring, built in wardrobes, heating radiator, double glazed window to the side.

Door into..

ENSUITE

Modern suite comprising, shower cubicle with mains fed shower, tiled surround, sliding glass door. Concealed cistern w/c, wash hand basin with vanity unit below, obscured double glazed window to the side.

BEDROOM 2

11'1 x 7'6 (3.38m x 2.29m)

Laminate flooring, double glazed window to the front, heating radiator.

BEDROOM 3

9'4 x 9'3 (2.84m x 2.82m)

Laminate flooring, heating radiator, double glazed window to the side.

BATHROOM

Freestanding, roll top bath, with mixer taps, pedestal wash hand basin, shower cubicle with electric shower, tiled surround, low level w/c, heated towel rail, vinyl wood effect flooring. Inset ceiling spot lights, obscured double glazed window to the front.

OUTSIDE

To the front of the property there is a hard standing providing parking for up to two vehicles, and providing access to a detached garage.

DETACHED GARAGE

20'3 x 9'3 (6.17m x 2.82m)

Fitted with an up and over door, power and light supplied, double glazed window to the side and rear of the garage.

From the parking area, steps lead down to a paved patio area with raised flower bed and access to..

UTILITY ROOM

8 x 6'11 (2.44m x 2.11m)

Laminate flooring, hot water cylinder and controls for the air source heating system.

Space for washing machine, and tumble drier. Double glazed door and window to the front.

STORE ROOM

8'5 x 7'8 (2.57m x 2.34m)

Power and light supplied, space for an American style fridge freezer.

From the patio area, a gated access leads around the side of the



property.
Block built shed providing additional useful storage.

REAR GARDEN

A particular feature of this property is the superbly landscaped rear garden. There is a paved patio with space for a freestanding hot tub. Steps lead up to a raised decked terrace with delightful far reaching rural views and across to the railway viaduct. Steps down to a beautifully landscaped garden, designed for low maintenance in mind, laid mainly to slate chippings, paving and gravel pathway with raised flower beds leading to a covered seating area offering a high degree of privacy, ideal for alfresco dining.



Directions To Property

From the Carwin Rise roundabout, take the turning towards Angarrack. Upon entering the village turn left at the crossroads and proceed up Steamers Hill, past the Angarrack Inn, public house. Take the first turning on your right, No.14 will be seen on your righthand side.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(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	

Valuation Request

