



Ventonleague Hill
Hayle
TR27 4EH

Offers In The Region Of
£320,000

- DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION
- 2 GROUND FLOOR BEDROOMS AND TWO ADDITIONAL LOFT ROOMS
- VERSATILE ACCOMMODATION
- GAS CENTRAL HEATING
- DRIVEWAY PARKING AND GARAGE
- ENCLOSED REAR GARDEN WITH LARGE SHED
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED



Tenure - Freehold

Council Tax Band - C

Floor Area - 936.46 sq ft



ENTRANCE PORCH

Door to lounge.

LOUNGE

19'1 x 15'5 (5.82m x 4.70m)

Two UPVC double glazed windows to the front, feature fireplace with mantle and surround, fitted shelving, serving hatch, two doors to the hallway and stairs to the two loft rooms.

INNER HALL

Built in airing cupboard.

KITCHEN

12'2 x 10'0 (3.71m x 3.05m)

One and a half sink unit with adjoining work surfaces, base and eye level units, freestanding gas cooker with oven and grill, recess and plumbing for washing machine and fridge freezer, UPVC double glazed window and door to the rear leading to the garden.

SHOWER ROOM

6'11 x 6'6 (2.11m x 1.98m)

Cubicle with shower over, low level w,c, pedestal wash hand basin, radiator, wall tiling, UPVC double glazed obscure window to the rear.

BEDROOM 1

12'2 x 9'3 (3.71m x 2.82m)

UPVC double glazed window to the front with views towards the Towans, radiator, fitted wardrobes.

BEDROOM 2

10'0 x 9'3 (3.05m x 2.82m)

UPVC double glazed window to the rear, radiator.

FIRST FLOOR LANDING

Storage space, access to both loft rooms.

LOFT ROOM 1

14'1 x 10'7 (4.29m x 3.23m)

Double glazed roof window to the rear, two built in eaves storage cupboards.

LOFT ROOM 2

10'0 x 9'3 (3.05m x 2.82m)

Roof window to the rear, two built in eaves storage cupboards.

PARKING

To the front of the bungalow there is private driveway parking for 2 vehicles leading to the garage.

GARAGE

18'11 x 8'3 (5.77m x 2.51m)

Electrically operated up and over door, light and power connected, window to the rear.

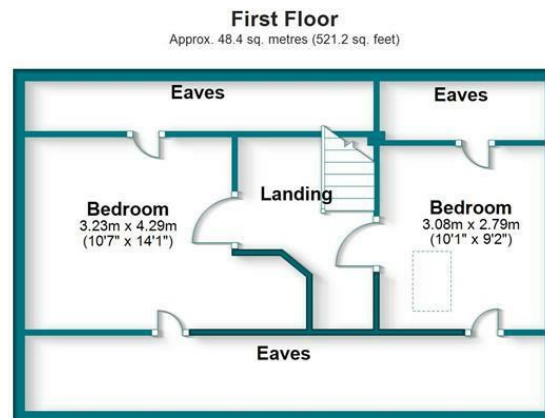
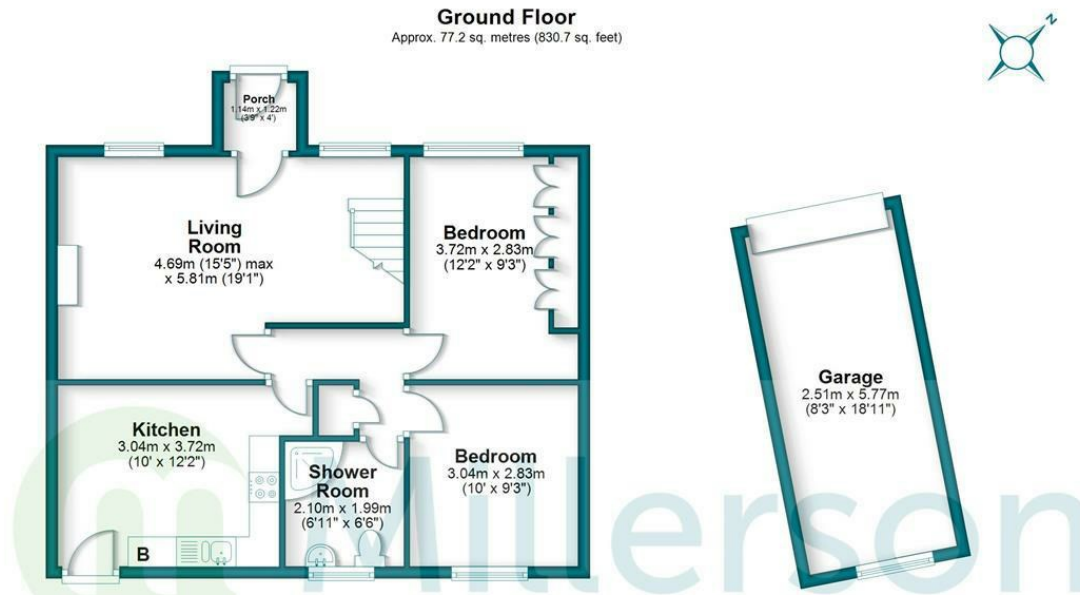
GARDENS

The gardens have been landscaped with ease of maintenance in mind. To the front there is a large gravelled area enclosed by fencing. Access to the side of the bungalow leads to a good size paved garden with a large timber shed with power connected.



Directions To Property

From the Hayle office head along Fore Street to Lidl's roundabout and take the first right into Guildford Road. Head along for a short distance and turn right into Ventonleague Hill where the property will be found on the left hand side.



Total area: approx. 125.6 sq. metres (1351.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(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

