



Arundel Court Connor Downs Hayle

TR27 5EH

Asking Price £239,950

- BEAUTIFULLY PRESENTED END OF TERRACE HOUSE
- QUIET, SOUGHT AFTER LOCATION WITHIN THE POPULAR VILLAGE OF CONNOR DOWNS
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- GARDENS TO THE FRONT AND REAR
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT
- NO ONWARD CHAIN, VIEWING HIGHLY RECOMMENDED



Tenure - Freehold

Council Tax Band - B

Floor Area - 731.94 sq ft



ENTRANCE PORCH

Tiled flooring, stairs rising to the first floor, radiator, UPVC double glazed window to the front.

KITCHEN

11'9 x 8'7 (3.58m x 2.62m)

Stainless steel sink unit with adjoining work surfaces, range of matching base and eye level units, recess for washing machine, fridge/freezer and cooker, complementary wall tiling, UPVC double glazed window to the front, door into the lounge.

LOUNGE/DINER

16'1 x 11'8 (4.90m x 3.56m)

A spacious and light room with UPVC double glazed patio doors leading to the rear garden, television point, radiator.

FIRST FLOOR LANDING

Access to loft space, built in cupboard housing the gas combination boiler.

BEDROOM 1

11'9 x 9'0 (3.58m x 2.74m)

UPVC double glazed window to the rear with open views, radiator, space for wardrobes and drawers.

FAMILY BATHROOM

A modern suite featuring a panelled bath with shower over, dual flush w.c, pedestal wash hand basin, extractor fan, complementary wall tiling.

BEDROOM 2

8'8 x 8'8 (2.64m x 2.64m)

UPVC double glazed window to the front, radiator, built in wardrobe and storage.

PARKING

There is an allocated space located a very short distance from the property along with further visitors spaces.

FRONT GARDEN

At the front there is a level lawn with an established selection of mature plants and hedging. There is a private gate to the side leading to the enclosed rear garden.

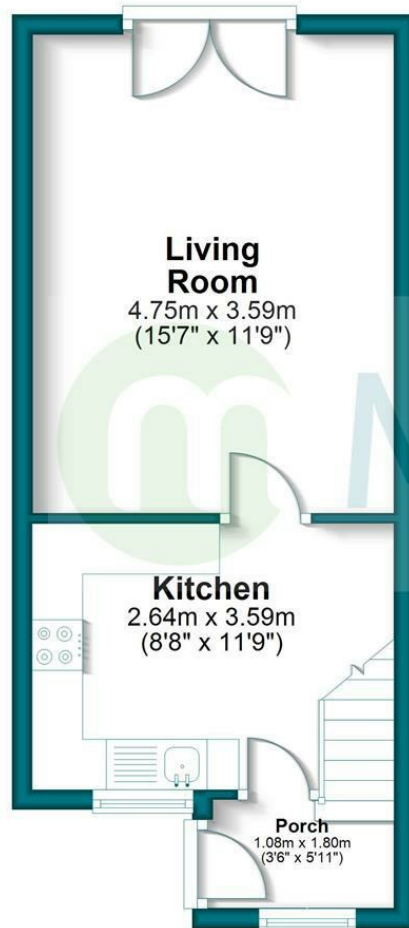
REAR GARDEN

The rear garden has been landscaped with ease of maintenance in mind with a well enclosed patio with a selection of mature shrubs in raised flower beds. There is also a useful timber shed.



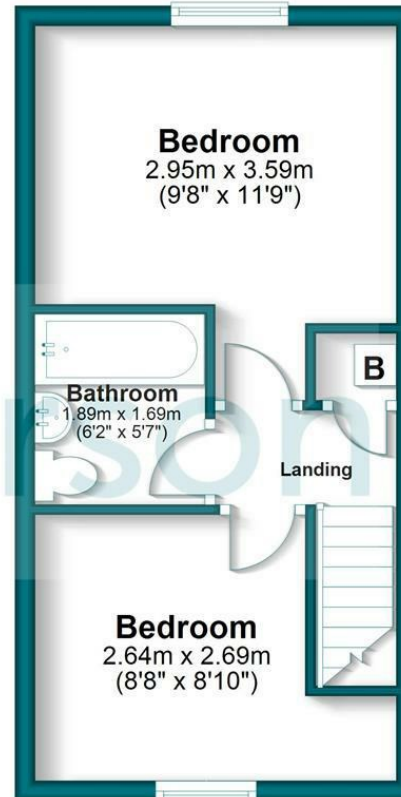
Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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

