



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.

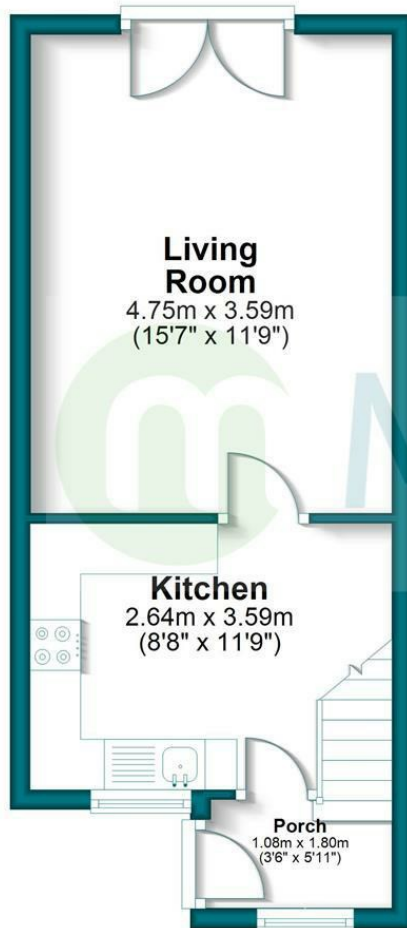
#### REAR GARDEN

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.



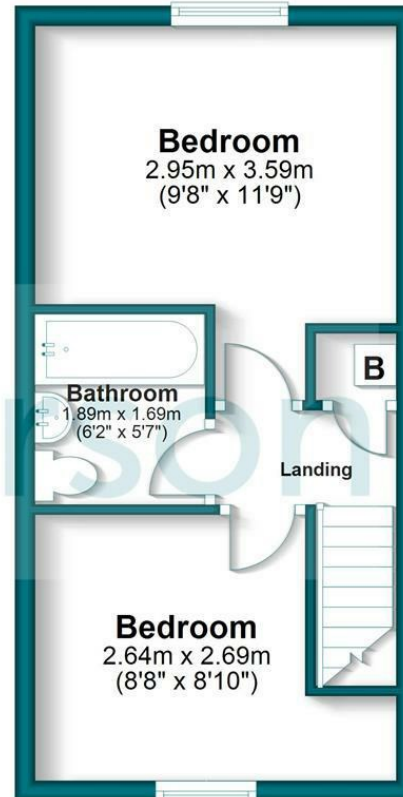
## Ground Floor

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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

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## Valuation Request

