



Grist Lane
Angarrack
Hayle

TR27 5HZ

Asking Price £375,000

- WELL PRESENTED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
 - POPULAR VILLAGE LOCATION
 - LARGE DRIVEWAY
 - WOOD BURNER
- LPG GAS FIRED CENTRAL HEATING
- INTERNAL VIEWING RECOMMENDED!



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1169.00 sq ft



Entrance door opening into...

ENTRANCE PORCH

6'4 x 6' (1.93m x 1.83m)

Tiled floor, double glazed window to the front, obscured glazed door into..

ENTRANCE HALLWAY

Tiled effect flooring, loft hatch, ceiling mounted ventilation system, heating radiator, obscured glazed door into...

LOUNGE

14'3 x 10'8 (4.34m x 3.25m)

Fitted carpet, wood burning stove on a slate hearth, heating radiator, double glazed window to the front, open into..

DINING ROOM

16'4 x 7'6 (4.98m x 2.29m)

Fitted carpet, double glazed window to the front, heating radiator, sliding patio door into..

SUNROOM

8'11 x 8'10 (2.72m x 2.69m)

Laminate flooring, two roof lights, double glazed window and double glazed door to the side, leading onto rear garden.

KITCHEN

12'10 x 10'7 (3.91m x 3.23m)

Fitted with a range of base and wall mounted kitchen units with roll top work surface over. Stainless steel, one and a half bowl sink and drainer with mixer tap, tiled splash back.

Double glazed window to the rear with garden views, four ring electric hob, tiled splash back, eye level electric oven and grill, space for washing machine, fridge and freezer. Two built in storage cupboards, tiled flooring.

SHOWER ROOM

7'2 x 6'10 (2.18m x 2.08m)

Large corner shower cubicle with sliding glass doors and mains fed shower. Ceiling mounted extractor fan, and inset ceiling lighting. Wash hand basin with vanity unit below, obscured

double glazed window to the rear, heated towel rail, low level w/c. Vinyl wood effect flooring.

BEDROOM 1

12'5 x 10'9 (3.78m x 3.28m)

Fitted carpet, double glazed window to the front aspect, heating radiator.

BEDROOM 2

12'5 x 10'8 (3.78m x 3.25m)

Fitted carpet, double glazed window to the rear, heating radiator.

OUTSIDE FRONT

The property is approached via an extremely large, tarmac driveway, providing ample parking for several vehicles, with steps up to the front door.

Secure gated access leads to the side of the property.

GARAGE

22'5 x 9'5 (6.83m x 2.87m)

Fitted with an up and over door, power and light supplied, window to the rear and side aspect, pedestrian door to the side leading onto rear garden.

REAR GARDEN

To the rear of the property is a paved patio area with gated access to the garage. Raised flower beds.

Steps up to the side of the garden lead to a gravelled area and to a timber shed. Further steps to the side lead to a concrete hard standing, and ideal base for a further shed or summerhouse.

Central steps provide access to a further gravelled area and feature pond, paved seating area with space for table and chairs.

Steps lead up to the top tier which is sloping, laid to lawn and offers delightful views across Angarrack village, enclosed by hedging.

SERVICES

LPG gas fired central heating, mains electricity, water and drainage.



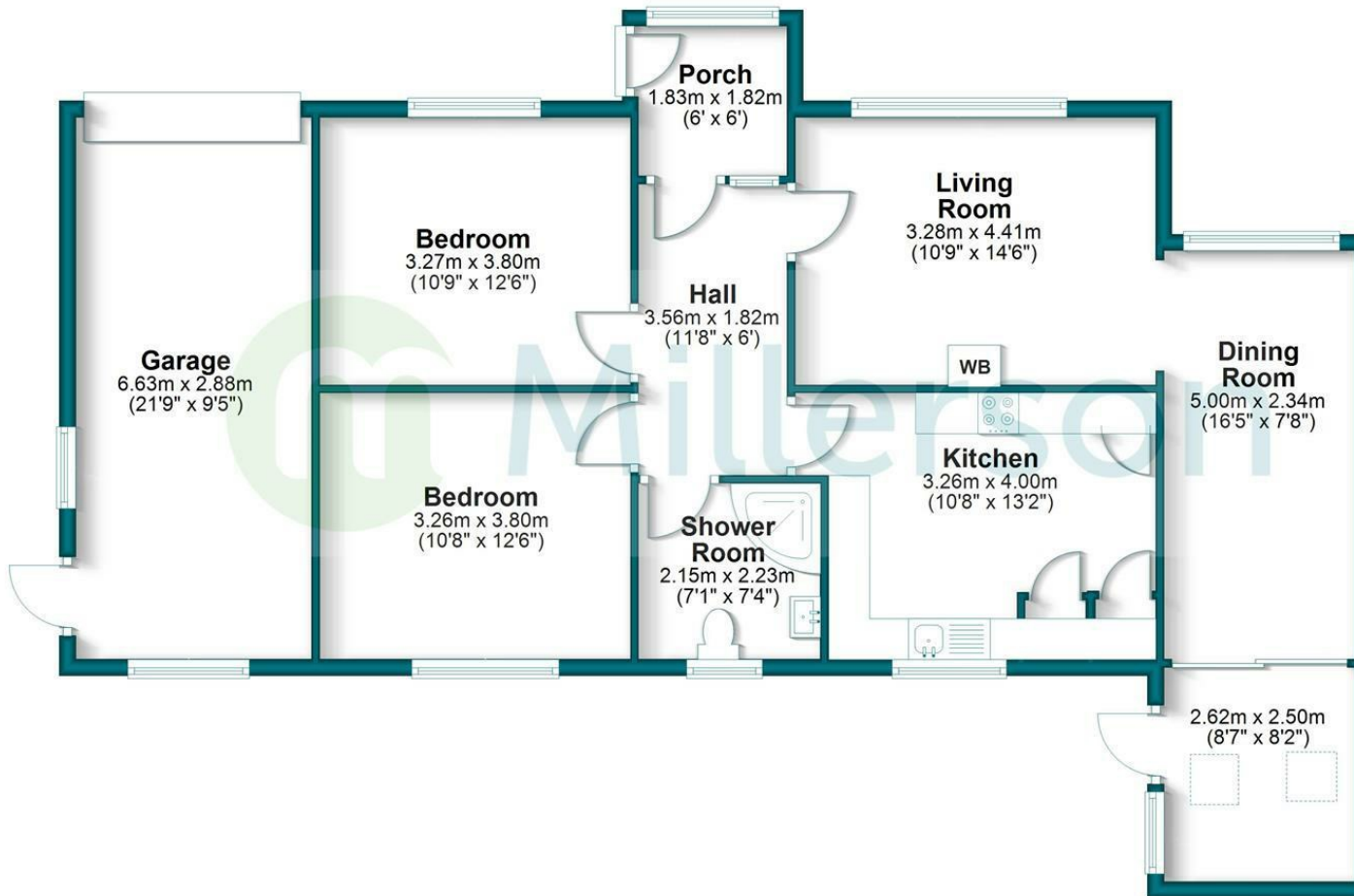
Directions To Property

From our Hayle office, turn left heading out of town towards the A30. At Loggans Moor roundabout, take the third exit, go along this road and take the first exit at the mini roundabout heading towards Angarrack. Upon entering the village the property will soon be seen on your right hand side.



Ground Floor

Approx. 108.7 sq. metres (1169.7 sq. feet)



Total area: approx. 108.7 sq. metres (1169.7 sq. feet)

Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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