



Widgeon Way

Lelant

TR27 6GN

Asking Price £335,000

- Beautifully Presented Home
- 2 Double bedrooms
- Kitchen Dining Room
- Living Room With Patio Doors Opening Onto The Rear Garden
- Cloakroom
- Enclosed Rear garden
- Parking and Garage
- Double Glazing
- Gas Central Heating
- Can be Sold Fully Furnished



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Tenure - Freehold

Council Tax Band - B

Floor Area - 764.24 sq ft



The Property & Location

Pebbles is situated in the highly desirable village of Lelant which sits along the western banks of the beautiful Hayle Estuary some three miles outside the ancient harbour town of St Ives. The village is popular with discerning tourists and visitors who enjoy the stunning coastline with golden sandy beaches and inspiring cliff top walks. The estuary is also a Mecca for bird watchers who observe many rare migrating birds from all over the world. From Lelant there is one of England's most picturesque train rides taking in the lovely coastline passing the renowned West Cornwall Golf Club and Carbis Bay into St Ives - ideal for visitors and residents who wish to avoid the hassle of parking. St Ives has narrow cobbled streets, white washed granite fisherman's cottages and has many wonderful fish restaurants and boutique shops to suit all tastes and is home the Tate Art Gallery. Deservedly, St Ives is one of Cornwall's premier visitor destinations. The property is being sold with no forward chain.

Entrance

UPVC double glazed door and side panel window into

Entrance Hall

Carpeted stairs leading to first floor, with an under stairs storage cupboard. Radiator.

Cloakroom

Low level w.c., wash hand basin with tiled splash back, tiled floor, radiator and extractor fan.

Kitchen Dining Room

12'2 x 8'01 (3.71m x 2.46m)
UPVC double glazed window to front. Range of eye and base level units with tiled surround. Built in double electric oven and four ring gas hob with extractor fan over, plumbing for washing machine, stainless steel sink and drainer, integral dish washer and fridge freezer, gas fired combination boiler, tiled floor, inset spot lights and radiator.

Living Room

14'11 x 13'4(max) (4.55m x 4.06m(max))
UPVC double glazed double doors to the rear garden with floor to ceiling length windows to each side, gas fire with stone surround and mantle, radiator.

Returning to the reception hall. The carpeted stairs rise to the first floor landing where there is loft access, Storage cupboard with radiator. Doors opening into:

Bedroom

14'8 x 9'9 (4.47m x 2.97m)
UPVC double glazed window to rear, radiator, built in double wardrobes.

Bathroom

Low level w.c., wash hand basin with tiled splash back, bath with shower over, tiled surround and glass screen. Heated towel rail, tiled floor, extractor fan and inset spot lights.

Bedroom

11'4 x 9'8 (3.45m x 2.95m)
UPVC double glazed window to front, radiator and built in wardrobe.

Outside

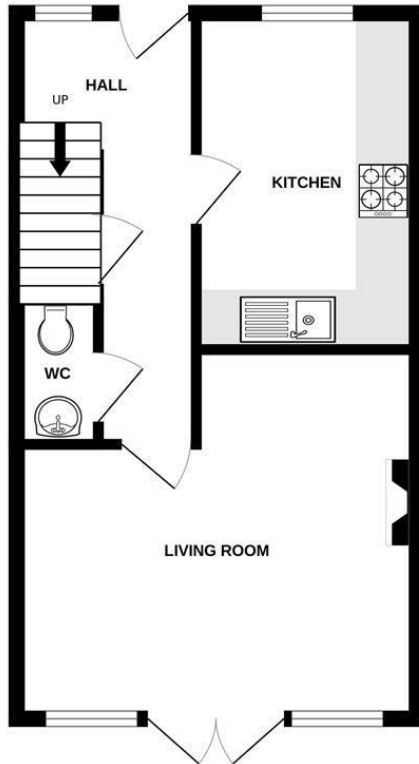
To the front of the property is an open fore garden which has the advantage of the afternoon sun, to the rear is an enclosed garden which is laid to patio with mature shrubs surrounding and an outside water tap and offers a high degree of privacy.

Garage

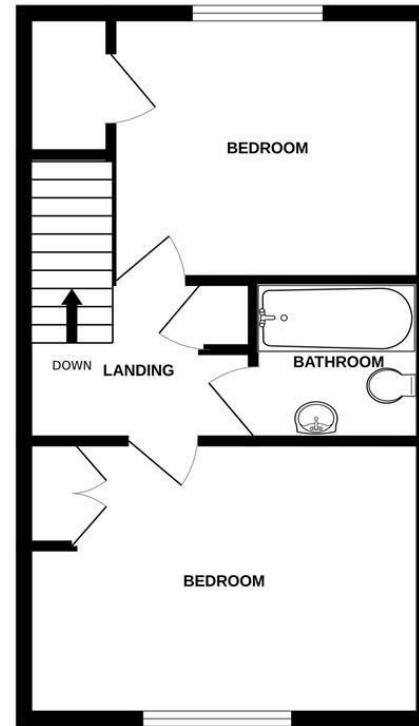
17'1 x 8'10 (5.21m x 2.69m)
With an up and over door. There is parking also in front of the garage for one car.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From Hayle, head along The Causeway turning right at The Old Quay House Continue along the road and turn right into Saltings Reach. Take the first right into Wideaon Way where the property will be found in front of you

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Valuation Request

