



Loggans Road

Loggans

Hayle

TR27 4PL

Asking Price £350,000

- Detached Four Bedroom Bungalow
- Walking Distance Of Local Beaches
- Front and Rear Landscaped Gardens
- Off Street Parking for Multiple Vehicles
- Owned Solar Panels
- Integral Bigger Than Average Garage
- Two Reception Rooms
- Private and Secluded Position
- Connected To All Mains Services
- Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1626.00 sq ft



4



1



2



A92

Ground Floor

Double glazed frosted UPVC front door with frosted side panel window opening into:

Entrance Hallway

Smoke sensor. Storage cupboard. Radiator. Loft hatch with pull down ladder. Ample power sockets. Carpeted flooring. Skirting. Doors leading to:

Living Room

17'1 x 9'5 (5.21m x 2.87m)

Double glazed sliding patio door to the front aspect leading out onto the composite decked seating/entertaining area. Decorative coving. Two wall mounted lights. Ample power sockets. Aerial connection point. Two radiators. Granite feature fireplace which is currently capped off but, if wanted, have a woodburner or alternative installed subject to obtaining any relevant permissions. Carpeted flooring. Skirting.

Kitchen

13' x 8'8 (3.96m x 2.64m)

Double glazed window to the rear aspect. Loft hatch access. Handmade Pine wooden wall and base fitted units with roll edge worksurfaces and tiled splash back surround. Integrated stainless steel sink with drainer and mixer tap. Space for freestanding oven/grill, dishwasher and fridge/freezer. Combination BAXI boiler housed serviced yearly with supporting documentation. Ample power sockets. Tiled flooring. Skirting. Step leading down to the:

Dining / Reception Room

19'6 x 15'2 (narrowing to 3'11) (5.94m x 4.62m (narrowing to 1.19m))

Skimmed ceiling. Two double glazed windows to the front aspect to the conservatory and one to the rear towards the rear garden. Consumer unit housed. Carbon monoxide detector. Ample power sockets. Broadband/Phone and Freeview connection points. Gas log burner style fire. Radiator. Engineered light Oak flooring. Skirting.

Conservatory

18'1 x 7'4 (5.51m x 2.24m)

Double glazed throughout with a self cleaning, tinted, temperature control glazed roof. Radiator. Wall mounted lighting. Ample power sockets. Engineered Oak flooring. Skirting. Double glazed door to the composite decking area and another leading to the driveway/parking.

Utility Room

10'4 x 9'3 (3.15m x 2.82m)

Range of wall and base fitted units with tiled splash-backs throughout. Space and plumbing for freestanding washing machine and tumble dryer. Ample power sockets. Wall mounted heated towel radiator. Vinyl flooring. Skirting. Double glazed UPVC door and side window leading to the rear garden.

W/C

4'5 x 3'4 (1.35m x 1.02m)

Double glazed frosted window to the rear aspect. Wall mounted light. Wash basin with mixer tap. Vinyl flooring. Skirting.

Store Room

9'2 x 4'9 (2.79m x 1.45m)

A spacious, useful storage room which at present holds a chest freezer and wall cupboards. Tiled flooring. Skirting. From here a wooden door leading into the garage.

Back to the entrance hallway further doors lead off to the:

Bedroom One

12'10 x 10 (maximum into wardrobe) (3.91m x 3.05m (maximum into wardrobe))

Double glazed window to the rear aspect. Coving. Radiator. Ample power sockets. Built in wardrobes with mirror sliding doors. Carpeted flooring. Skirting.

Bedroom Two

12'10 x 10 (max into wardrobe) (3.91m x 3.05m (max into wardrobe))

Double glazed window to the front aspect. Coving. Radiator. Ample power sockets. Built in wardrobes with mirror sliding doors. Carpeted flooring. Skirting.

Bedroom Three

10' x 8'4 (3.05m x 2.54m)

Double glazed window to the rear aspect. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Four

10'1 x 8'5 (3.07m x 2.57m)

Double glazed window to the front aspect. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Shower Room

8'11 x 5'4 (2.72m x 1.63m)

Two double glazed frosted windows to the rear aspect. Walk in double shower which is mains fed. Recessed shelving. Wash basin with mixer tap. W/C with push flush. Radiator. Vinyl flooring.

Services

The property is connected to mains electricity, water, gas (smart meter), drainage and falls within Council Tax Band B. The property also benefits from solar panels which are owned outright and currently produce up to 3kWh of electricity daily. In 2023 the owners had a new inverter installed. The solar panels will be transferred upon completion to the new owners. Last year this produced an income of £2,000 pa

Outside

Parking / Driveway

An expansive brick paved driveway providing an ample parking area for multiple vehicles.



Garage

18'3 x 9'2 (5.56m x 2.79m)

Metal up and over door. Ample power sockets. Gas meter housed. Lighting. Wooden built in workbench. Water tap. Concrete flooring.

Front Garden

A Stunning, Landscaped Garden with Exceptional Privacy and Sunlight

This beautifully landscaped garden offers a tranquil and private outdoor haven, bathed in sunlight throughout the day. At its heart lies a striking feature pond, elegantly framed by steps leading to a contemporary composite decked terrace, enclosed with sleek glass and stainless steel balustrades—perfect for relaxing or entertaining.

The garden also boasts a charming wooden deck with ample space for outdoor dining furniture, seamlessly connecting to a lush lawn bordered by paved pathways and an array of mature shrubs and bushes, adding both color and character.

To the side of the property, a smart brick-paved area leads to a pathway at the rear, opening onto a generous patio space—an ideal setting for al fresco dining and summer gatherings.

Rear Garden

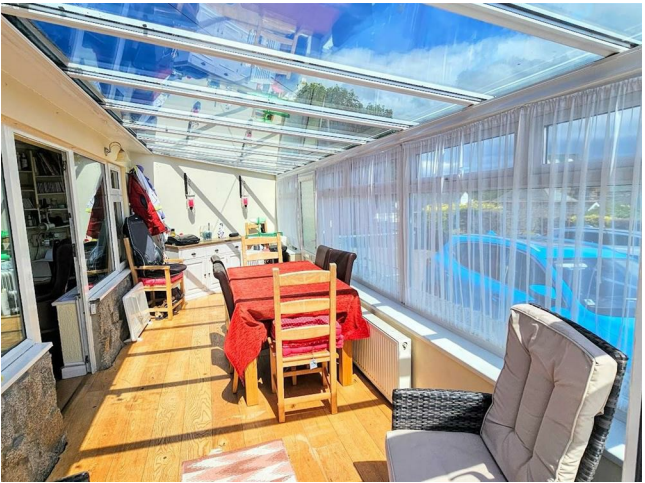
From the main patio area, steps lead up to an elevated section of the rear garden, where you'll find a generous brick-paved patio—perfect for outdoor dining, with ample space for a table and chairs. A pathway guides you through a neatly lawned area bordered by mature shrubs and bushes, adding natural beauty and privacy.

This part of the garden also includes a timber shed and a greenhouse, ideal for gardening enthusiasts. Continuing along the path, you'll reach a charming seating area at the top of the garden, offering delightful far-reaching views over Hayle Town—a perfect spot to relax and take in the scenery.

Agents Note

The property is of Woolaway construction, which is considered non-standard. As a result, only a limited number of mortgage lenders will lend on such properties. We strongly recommend that you seek advice from your mortgage broker before arranging a viewing.

Material Information





Loggans Road, Loggans, Hayle, TR27 4PL

Verified Material Information

Council Tax band: B
Tenure: Freehold
Property type: Bungalow
Property construction: Woolaway
Energy Performance rating: A
Number and types of room: 4 bedrooms, 1 bathroom, 2 receptions
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway and Garage En Bloc
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Ramped access and Lateral living
Coal mining area: No
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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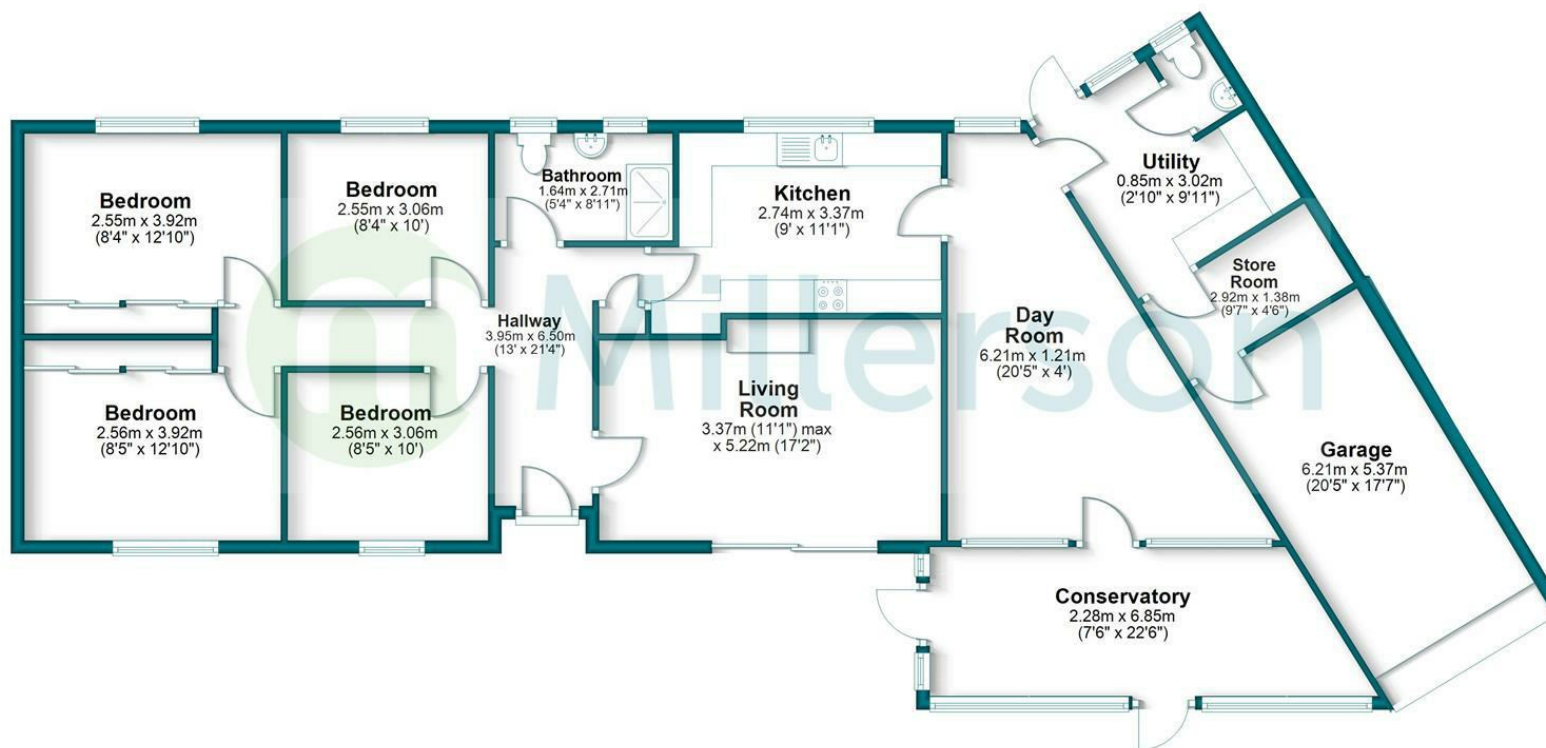
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Information



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Ground Floor

Approx. 151.1 sq. metres (1626.8 sq. feet)



Total area: approx. 151.1 sq. metres (1626.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	96
(81-91) B		
(69-80) C		
(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	

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