



Col-Moor Close

Hayle

TR27 4PT

Price Guide £325,000

- SPACIOUS DETACHED BUNGALOW ON A CORNER PLOT SETTING
- 2 DOUBLE BEDROOMS WITH POTENTIAL TO CREATE MORE
- WELL ENCLOSED GARDENS
- GAS CENTRAL HEATING
- DRIVEWAY PARKING AND GARAGE
- POPULAR CUL-DE-SAC CLOSE TO AMENITIES
- NO ONWARD CHAIN



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Tenure - Freehold

Council Tax Band - C

Floor Area - 891.30 sq ft



ENTRANCE PORCH

Tiled floor, door with side panel leading to main hallway.

HALLWAY

A spacious hall with radiator, built in cupboard, access to large bordered loft space with pull down loft ladder.

LOUNGE

11'5 x 14'10 (3.48m x 4.52m)

UPVC double glazed window to the front, gas fire with surround, radiator, television point.

KITCHEN DINING ROOM

12'0 x 11'2 (3.66m x 3.40m)

Stainless steel sink unit with adjoining work surfaces incorporating a 4 ring gas hob with oven below and extractor fan over, range of base and eye level units, recess for fridge freezer, space for dining table, wall mounted gas central heating boiler, UPVC double glazed window to the rear and door to the side leading to the gardens.

SHOWER ROOM

8'8 x 5'10 (2.64m x 1.78m)

A fully tiled suite comprising of a double cubicle with shower over, dual flush w.c, pedestal wash hand basin, UPVC double glazed window to the rear.

BEDROOM 1

11'5 x 11'5 (3.48m x 3.48m)

UPVC double glazed window to the front, radiator, space for wardrobes.

BEDROOM 2

12'0 x 11'5 (3.66m x 3.48m)

UPVC double glazed window to the rear, radiator, space for wardrobes.

OUTSIDE

DRIVEWAY PARKING

At the front there is private driveway parking leading to the garage.

GARAGE

15'9 x 8'3 (4.80m x 2.51m)

Electric up and over door, light and power connected, window to the side and door to the rear.

GARDEN

There are gardens on three sides of the property that consist of level lawns with colourful plants and shrubs and a good size patio area to the side with the possibility of extension (stpp) The gardens are enclosed by walling, hedging and fencing and offer a good degree of privacy and bordering a stream to one side. There are also two useful block built storage sheds, greenhouse and one timber shed.

MATERIAL INFORMATION

Verified Material Information

Asking price: Guide price £340,000

Council tax band: C

Council tax annual charge: £1974.56 a year (£164.55 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)



Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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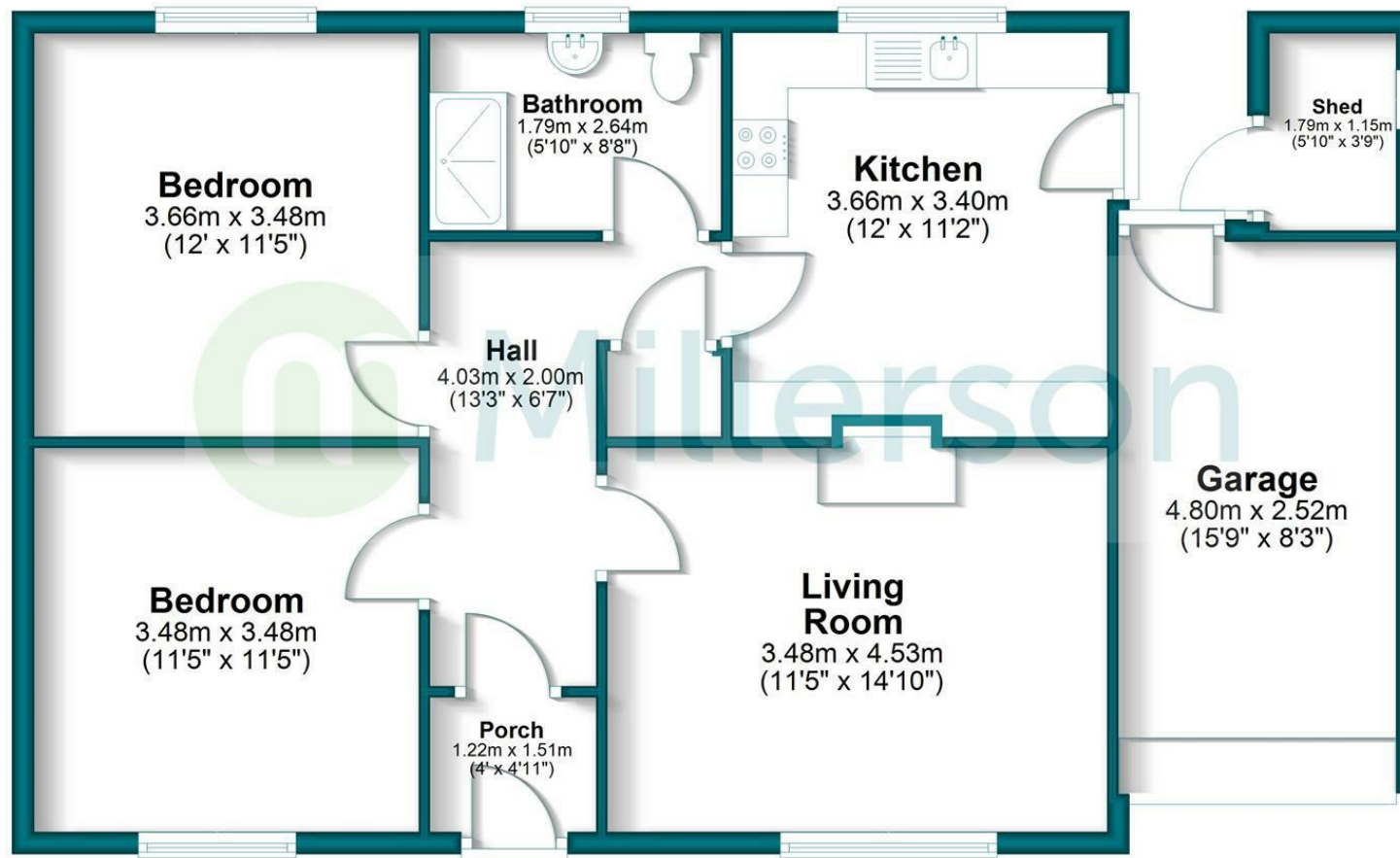
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Directions To Property

Ground Floor

Approx. 82.8 sq. metres (891.3 sq. feet)



Total area: approx. 82.8 sq. metres (891.3 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	

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Valuation Request



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