



Lukes Lane
St. Hilary
Penzance
TR20 9DY

Price Guide £315,000

- CHARMING DOUBLE FRONTED DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER WITH STUNNING INGLENOOK FIREPLACE
- PRIVATE AND SUNNY GARDEN WITH ESTABLISHED PLANTS AND SHRUBS
- OFF ROAD PARKING
- FANTASTIC VILLAGE LOCATION CLOSE TO BOTH THE NORTH AND SOUTH COAST
- VIEWING HIGHLY RECOMMENDED
- SCAN QR CODE FOR MATERIAL INFORMATION



 Millerson
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 684.00 sq ft



ENTRANCE PORCH

Double glazed windows on two sides, door to lounge.

LOUNGE DINING ROOM

19'11 x 13'5 (6.07m x 4.09m)

A spacious, dual aspect room with the focal point being a superb inglenook fireplace with inset wood burner, Two double glazed windows to the front and one to the rear, two electric heaters, stairs rising to the first floor, space for dining table, door to kitchen.

KITCHEN

9'3 x 7'0 (2.82m x 2.13m)

Stainless steel sink unit with adjoining work surfaces, fitted base units, recess for cooker and fridge freezer, double glazed window and door to the rear.

FIRST FLOOR LANDING

Radiator, double glazed window to the front enjoying views over the garden.

BATHROOM

9'3 x 6'11 (2.82m x 2.11m)

A modern suite featuring a panelled bath with shower over, low level w.c, pedestal wash hand basin, heated towel rail, built in cupboard housing the hot water tank, access to loft space.

BEDROOM 2

11'0 x 8'9 (3.35m x 2.67m)

Double glazed window to the front with far reaching countryside views, wooden flooring, built in cupboard.

BEDROOM 1

14'9 x 10'0 (4.50m x 3.05m)

Electric heater, double glazed window to the front with lovely views over the garden.

OUTSIDE

PARKING

At the front of the cottage there is private off road parking.

GARDEN

There is a landscaped garden to the front of the cottage that is well enclosed by walling and fencing and offering a good degree of privacy along with the days sunshine and a colourful selection of mature plants and shrubs. There is also access to the side and a useful timber shed.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Council tax annual charge: £2221.39 a year (£185.12 a month)

Tenure: Freehold

Property type: House

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: Room heaters only

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

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

Excellent, EE - Excellent

Parking: 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: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: F



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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

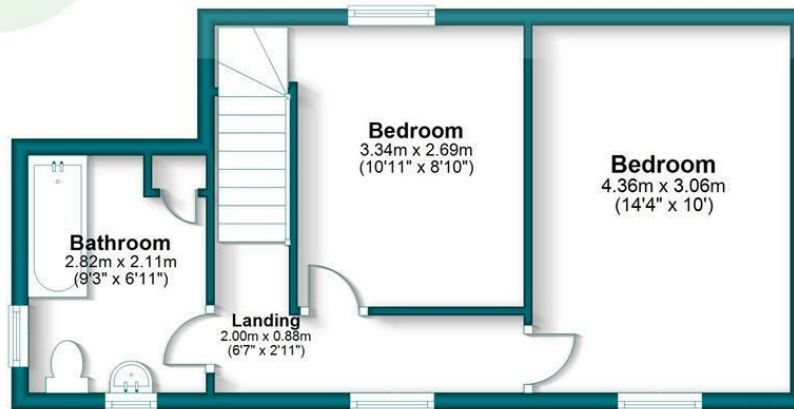
Ground Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 63.7 sq. metres (685.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Contact Us

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