



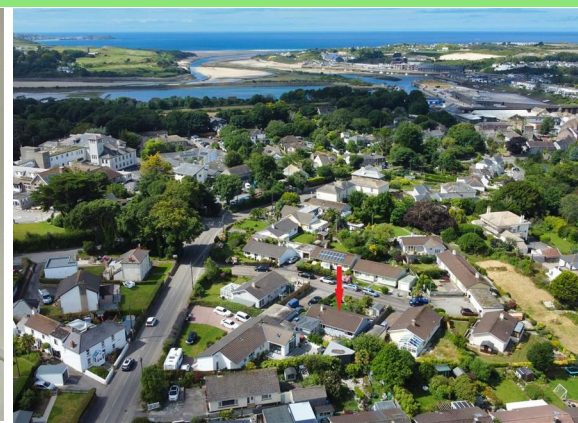
St. Michaels Close

Hayle

TR27 4QR

Offers In The Region Of  
£420,000

- SPACIOUS AND VERSATILE DETACHED BUNGALOW WITH SELF CONTAINED ANNEXE
- 3 DOUBLE BEDROOMS IN THE BUNGALOW AND 1 BED IN THE ANNEXE
- VERY WELL PRESENTED THROUGHOUT
- SUPERB RESIDENTIAL LOCATION CLOSE TO FOUNDRY SQUARE
- WELL ENCLOSED GARDENS
- GARAGE AND OFF ROAD PARKING FOR 4 VEHICLES
- VIEWING HIGHLY RECOMMENDED
- OFFERED FOR SALE WITH NO CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1254.10 sq ft



4



3



2



C72

#### ENTRANCE HALL

A spacious L shaped hall with access to all rooms. Loft hatch with pull down loft ladder, radiator.

#### LOUNGE

Large UPVC double glazed window to the front with a lovely outlook over the garden, gas fire with surround, television point, radiator, door into kitchen diner.

#### KITCHEN DINER

A spacious, recently fitted kitchen comprising a one and a half sink unit with adjoining work surfaces with integrated 5 ring induction hob with extractor over, extensive range of base and eye level units with integral fridge freezer, washing machine and dishwasher, space for dining table, UPVC double glazed window to the front, doors to hallway, lounge and internal door to the annexe.

#### FAMILY BATHROOM

A modern tiled suite featuring a panelled bath with shower over, low level w.c, wash hand basin, heated towel rail, UPVC double glazed frosted window to the rear.

#### BEDROOM 1 EN-SUITE

UPVC double glazed window to the rear, built in wardrobe, radiator, door to en-suite.

#### EN-SUITE

Low level w.c, wash hand basin, UPVC double glazed frosted window to the rear.

#### BEDROOM 2

Radiator, UPVC double glazed window to the front with distant views, built in wardrobe.

#### BEDROOM 3

Radiator, UPVC double glazed window to the front.

#### SELF CONTAINED ANNEXE

The annexe can be accessed via a main external door to the side of the bungalow or alternatively, via the internal door from the kitchen diner.

#### HALLWAY

Access to lounge/kitchen and bedroom.

#### OPEN PLAN LOUNGE DINER KITCHEN

LOUNGE DINER: A spacious, dual aspect room with UPVC double glazed windows to the rear and side with further double doors to the side leading to the private garden. Space for dining table, wooden flooring, television point. KITCHEN: A stylish kitchen comprising of a one and a half sink unit with adjoining work surface with inset electric hob, base and eye level units with integral fridge freezer and oven.

#### EN-SUITE BEDROOM

Large electrical Velux window with rain sensor, extensive fitted wardrobes with mirrored doors, radiator, television point.

#### EN-SUITE SHOWER

A modern suite comprising double shower, w.c with concealed cistern, hand basin with cupboards below, heated towel rail.

#### OUTSIDE

#### GARDENS

At the front of the bungalow there is a large well enclosed lawned garden with an established selection of plants and shrubs along with patio area housing a hot tub and timber shed. The rear garden is again very well enclosed and low maintenance being mainly paved with a selection of plants and shrubs and timber shed.

#### DRIVEWAY PARKING

To the side of the bungalow there is a private driveway providing off road parking for 4 vehicles.

#### GARAGE

Metal up and over door, light and power connected.

#### 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: Bungalow

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

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, Driveway, Off Street, and Private  
 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: C

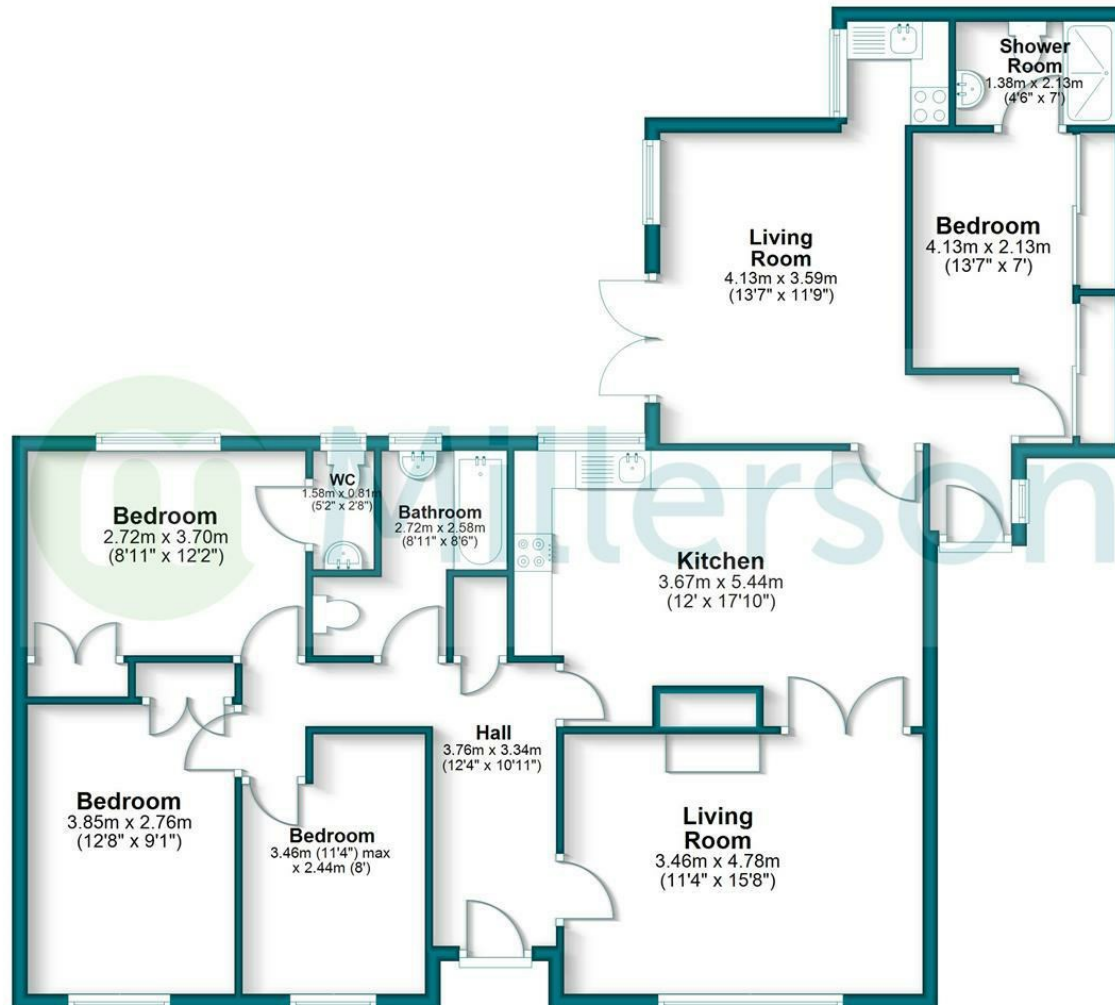
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

# Ground Floor

Approx. 116.5 sq. metres (1254.1 sq. feet)



Total area: approx. 116.5 sq. metres (1254.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## 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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