



Penmare Terrace

Hayle

TR27 4PH

Offers In The Region Of  
£575,000

- SPACIOUS AND EXTREMELY VERSATILE DETACHED HOUSE
- 4 GOOD SIZE DOUBLE BEDROOMS WITH MAIN EN-SUITE
- BATHROOM AND SEPARATE SHOWER ROOM
- HIGHLY SOUGHT AFTER NON ESTATE LOCATION, LEVEL DISTANCE TO AMENITIES
- SPACIOUS KITCHEN DINER WITH CONSERVATORY
- PRIVATE LOW MAINTENANCE GARDENS
- DRIVEWAY PARKING TO THE FRONT
- OWNED SOLAR PANELS
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - D

Floor Area - 1925.80 sq ft



4



3



2



D67

#### ENTRANCE HALL

Laminate flooring, doors to store room, cloakroom and lounge.

#### STORE ROOM/BEDROOM 5

17'5 x 9'8 (5.31m x 2.95m)

Previously the garage. UPVC double doors to the rear, ample power sockets, ceiling spotlights.

#### W. C

6'0 x 4'4 (1.83m x 1.32m)

Hand basin with fitted cupboards below, w.c, UPVC double glazed window to the side.

#### LOUNGE

19'11 x 13'7 (6.07m x 4.14m)

A very spacious, dual aspect room with UPVC double glazed windows to the front and rear, radiator, attractive inset gas fire, television point, door to inner hall.

#### INNER HALL

A spacious hall with staircase rising to the first floor, radiator, wooden flooring, door to the side leading to the garden.

#### KITCHEN DINING ROOM

22'1 x 12'4 (6.73m x 3.76m)

A lovely, spacious open plan room featuring a one and a half sink unit with adjoining wooden work surfaces, extensive selection of base and eye level units with integrated dishwasher, oven, space for American style fridge freezer, recess housing a 5 ring gas Rangemaster with hotplate and double oven, central island with seating and storage, breakfast bar, space for large dining table, wall mounted air conditioning unit, UPVC double glazed window and door to the rear and further double doors leading to the conservatory.

#### CONSERVATORY

9'9 x 8'0 (2.97m x 2.44m)

UPVC double glazed windows on three sides under a pitched glass roof, double doors leading to the garden.

#### SHOWER ROOM

8'4 x 6'4 (2.54m x 1.93m)

A modern, fully tiled suite featuring a large shower cubicle with shower over, low level w.c, pedestal wash hand basin, towel rail, UPVC double glazed window to the rear.

#### BEDROOM 4

10'5 x 12'4 (3.18m x 3.76m)

A good size double bedroom with UPVC double glazed window to the rear, radiator.

#### BEDROOM 3

13'7 x 13'0 (4.14m x 3.96m)

UPVC double glazed window to the side, radiator, ample space for wardrobes, bedside tables and drawers.

#### FIRST FLOOR LANDING

Three built in storage cupboards, access to the two further double bedrooms.

#### BEDROOM 2

13'5 x 11'11 (4.09m x 3.63m)

Extensive range of fitted wardrobes and shelving, radiator, UPVC double glazed window to the front.

#### BEDROOM 1 EN-SUITE

16'2 x 13'1 (4.93m x 3.99m)

Another spacious double bedroom with UPVC double glazed window to the side, radiator, door to en-suite bathroom.

#### EN-SUITE BATHROOM

12'9 x 5'10 (3.89m x 1.78m)

Panelled bath with shower over, low level w.c, wash hand basin, built in cupboard housing the gas combination boiler, UPVC double glazed obscure windows to the rear.

#### OUTSIDE

#### DRIVEWAY PARKING

Immediately to the front of the property there is brick paved driveway parking for 4 vehicles.

#### GARDENS

There are low maintenance gardens with the property that include a lawn to the front with an established selection of mature plants and shrubs with a private raised decked area. Gated access to the side leads to a well enclosed, good size garden that has been paved with ease of maintenance in mind and well enclosed by fencing and hedging. Further access to the side takes you to the rear of the property where there is a very useful block built work shop. From here there is a further gate to the side leading back to the front of the property.

#### BLOCK BUILT WORKSHOP

Door to the side and UPVC double glazed window to the front, recess and plumbing for washing machine.

#### MATERIAL INFORMATION

Verified Material Information

Asking price: Offers in region of £575,000

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: 4 bedrooms, 3 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: feed in tariff payment for the solar panels

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating



Heating features: Air conditioning and Double glazing

Broadband: FTTP (Fibre to the Premises)

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access and Level access shower

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D



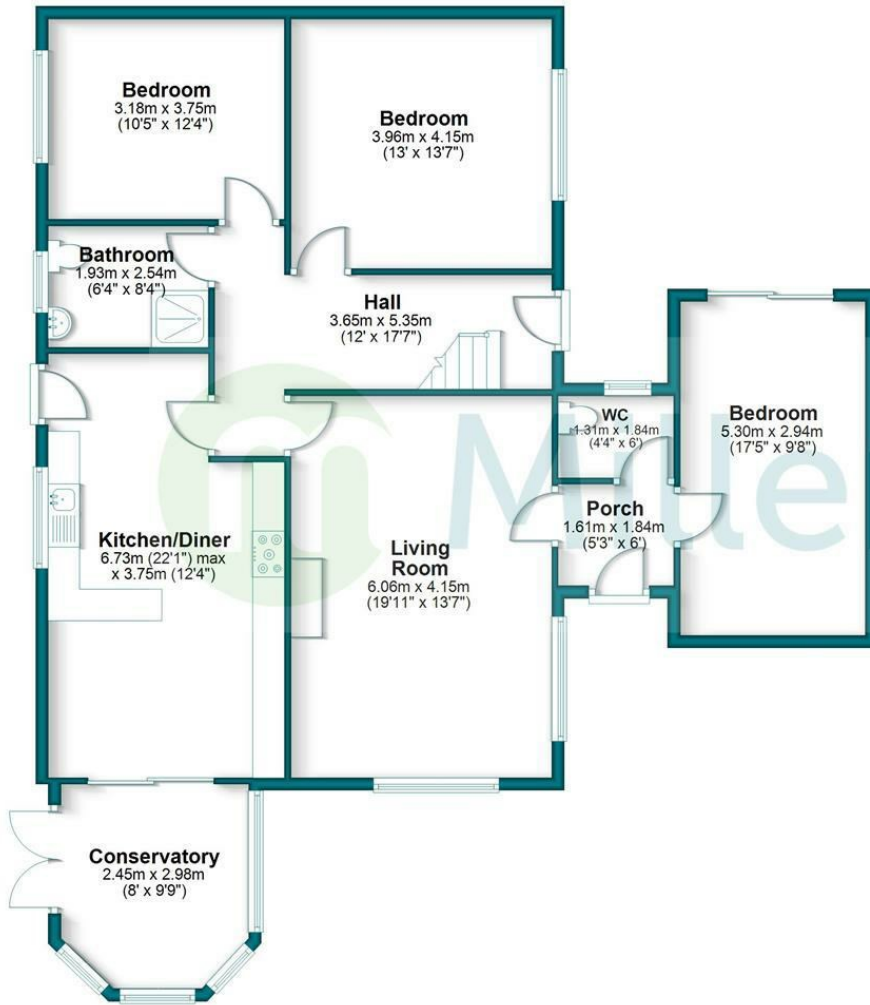
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

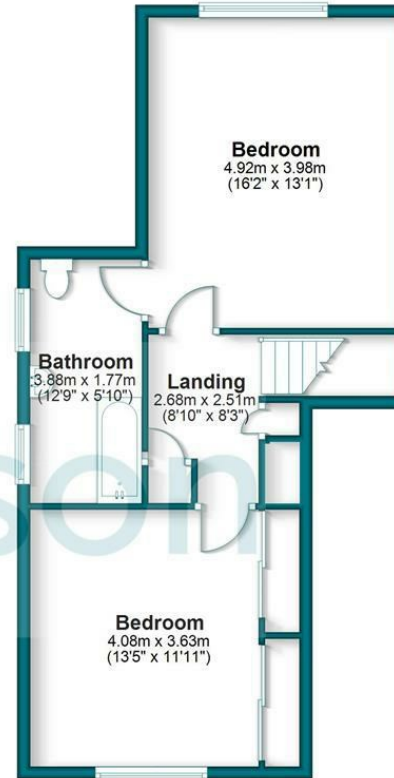


## Directions To Property

**Ground Floor**  
Approx. 127.3 sq. metres (1370.2 sq. feet)



**First Floor**  
Approx. 51.6 sq. metres (555.6 sq. feet)



Total area: approx. 178.9 sq. metres (1925.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C	67	
(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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