

Albertus Road

Hayle

TR27 4JQ

Price Guide £415,000

- VERY WELL PRESENTED DETACHED BUNGALOW
- 3 BEDROOMS WITH POTENTIAL AND SPACE TO CREATE MORE
- FULL GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SITUATED TOWARDS THE END OF A VERY POPULAR CUL-DE-SAC
- DRIVEWAY PARKING WITH FURTHER SPACE TO THE SIDE
- PRIVATE, LOW MAINTENANCE GARDENS
- SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1130.00 sq ft



ENTRANCE PORCH

Tiled flooring, doors to main entrance hall.

ENTRANCE HALL

A good size with built in cupboard housing the gas combination boiler, access to all rooms.

LOUNGE

14'1 x 13'4 (4.29m x 4.06m)

UPVC double glazed window to the front, radiator, wooden flooring, television point.

KITCHEN DINER

19'8 x 9'9 (5.99m x 2.97m)

A good size room featuring a stainless steel sink unit with adjoining granite work surfaces incorporating a 4 ring gas hob with extractor over, integral oven, space for fridge freezer, range of matching base and eye level units, space for dining table, wooden flooring, access into the conservatory and door to integral garage.

CONSERVATORY

20'0 x 6'3 (6.10m x 1.91m)

UPVC double glazed windows to the front and side, internal door to the garage, double doors leading to the garden.

SHOWER ROOM

9'9 x 5'9 (2.97m x 1.75m)

A good size, modern suite featuring a large shower with electric shower over, hand basin with fitted cupboards under, low level w.c, complementary wall and floor tiling, UPVC double glazed frosted window to the rear.

BEDROOM 3

10'1 x 7'4 (3.07m x 2.24m)

Built in wardrobe, radiator, UPVC double glazed window to the side.

BEDROOM 2

10'9 x 9'9 (3.28m x 2.97m)

UPVC double glazed window to the rear, radiator, built in wardrobe.

BEDROOM 1

10'1 x 9'8 (3.07m x 2.95m)

Built in wardrobes, radiator, UPVC double glazed window to the front.

INTEGRAL GARAGE

16'4 x 8'11 (4.98m x 2.72m)

Metal up and over door, light and power connected. fitted work surfaces with recess and plumbing below for washing machine.

PARKING

At the side of the bungalow there is bricked driveway parking for 2/3 vehicles with further gated access to the side providing additional parking or garden if required.

GARDENS

The gardens have been landscaped with ease of maintenance in mind and offer a large, private patio area to the rear and side with ample storage for sheds. There are private gates to both sides of the bungalow giving access to the front. To the other side of the bungalow there is a large decked area currently housing a caravan but offering potential for further parking or extensions as well as a large timber summerhouse.

MATERIAL INFORMATION

Verified Material Information

Asking price: Offers in region of £415,000

Council tax band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 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, Gated, 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: Level access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

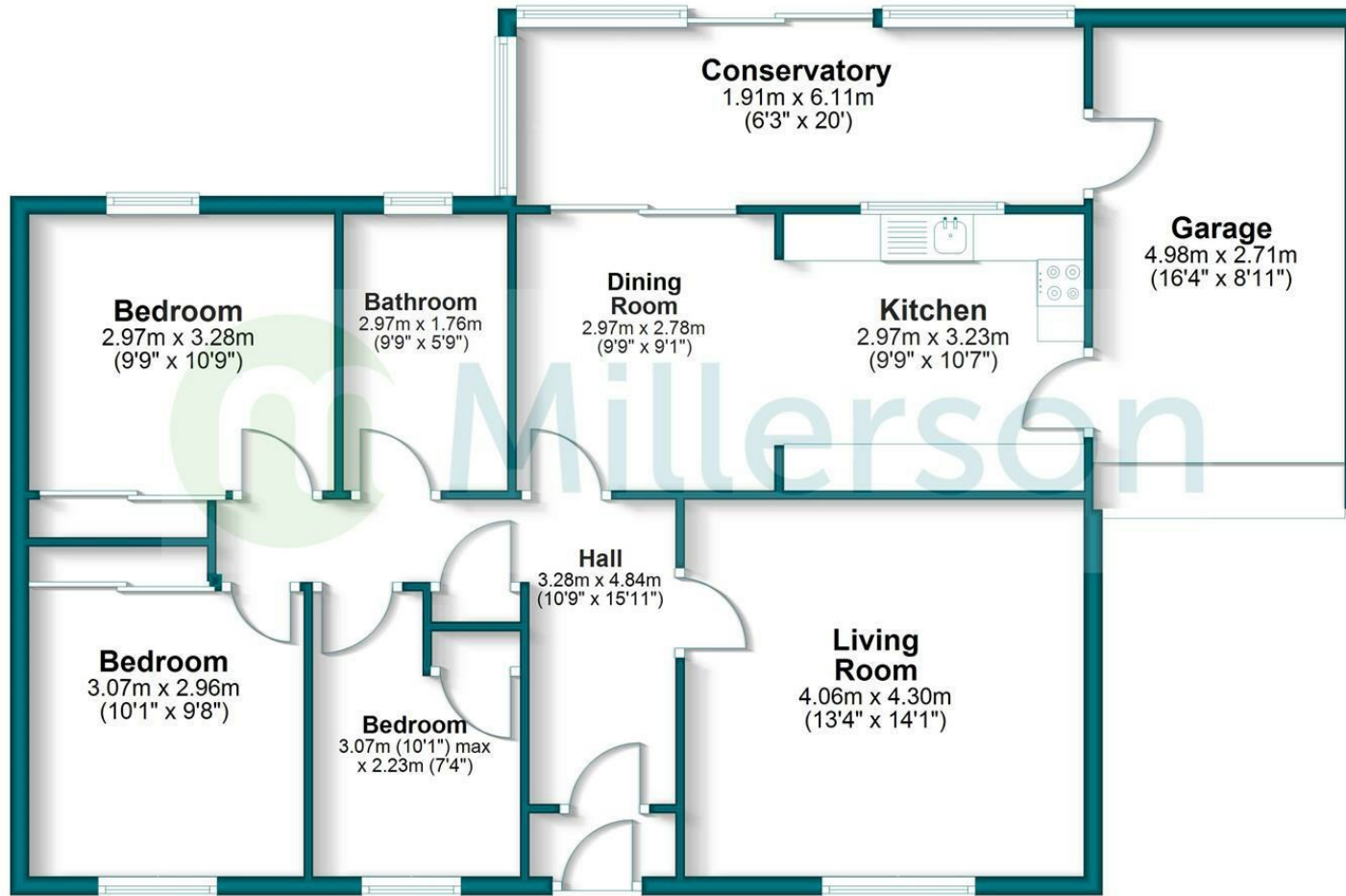
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Ground Floor

Approx. 105.0 sq. metres (1130.2 sq. feet)



Total area: approx. 105.0 sq. metres (1130.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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