



Dracaena Crescent

Hayle

TR27 4EN

Price Guide £395,000

- SPACIOUS AND WELL PRESENTED SEMI DETACHED BUNGALOW
- 3 BEDROOMS WITH MAIN EN-SUITE
- SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO AMENITIES
- ENCLOSED GARDENS, DETACHED GARAGE AND DRIVEWAY PARKING
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SPACIOUS KITCHEN DINER
 - VIEWING HIGHLY RECOMMENDED
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 893.41 sq ft



ENTRANCE HALL

Access to loft space, radiator.

LOUNGE

A spacious room comprising large UPVC double glazed window to the front, television point, radiator.

KITCHEN DINER

A large dual aspect room with UPVC double glazed windows to the front and side enjoying garden views with an additional door leading outside/ One and a half sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, extensive range of matching base and eye level units with integrated dishwasher, washing machine and fridge freezer, ample space for dining table, three built in storage cupboards with one housing the gas combination boiler, radiator.

SHOWER ROOM

A modern suite featuring double shower cubicle with shower over, dual flush w.c, wash hand basin, UPVC double glazed window to the rear, complementary wall tiling, heated towel rail.

BEDROOM 1

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

EN-SUITE

Dual flush w.c with concealed cistern, wash hand basin, built in cupboards, UPVC double glazed window to the side.

BEDROOM 2

Radiator, built in wardrobe, UPVC double glazed window to the side.

BEDROOM 3

Radiator, UPVC double glazed window to the rear.

OUTSIDE

PARKING

At the front of the bungalow there is private driveway parking for 2 vehicles.

DETACHED GARAGE

Electric door to the front, light and power connected.

GARDENS

At the front of the bungalow there is a small lawn with central pathway to the front door. The front gardens are enclosed by low walling and an abundance of mature and colourful plants and shrubs. Gated access to the side leads to a well enclosed rear garden with patio seating area, lawn and timber summer house with power connected. The rear gardens are again well stocked with a lovely selection of plants and mature shrubs.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 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 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: 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: 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. 87.2 sq. metres (938.5 sq. feet)



Total area: approx. 87.2 sq. metres (938.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	

Directions To Property

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