

Albertus Drive

Hayle

TR27 4QY

Price Guide £515,000

- AN EXTREMELY WELL PRESENTED DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- SUPERB DINING ROOM / DAY ROOM
- BEUTIFULLY LANDSCAPED GARDEN
- GARAGE / WORKSHOP
 - SOLAR PANELS
 - DRIVEWAY



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1131.00 sq ft



Obscured double glazed entrance door with obscured side panes, opening into...

ENTRANCE HALLWAY

Fitted carpet, radiator, loft hatch, various doors leading off, door into...

BEDROOM 1

13' x 10' (3.96m x 3.05m)

Engineered wood flooring, double glazed window to the front, radiator, built in wardrobes with mirrored, sliding doors.

BEDROOM 2

11'11 x 9' (3.63m x 2.74m)

Engineered wood flooring, radiator, double glazed window to the rear with garden views.

BEDROOM 3

9' x 8' (2.74m x 2.44m)

Fitted carpet, radiator, double glazed window to the rear with garden views.

BATHROOM

9'11 x 7'7 (3.02m x 2.31m)

Spa bath with tiled surround and tiled walls, corner shower cubicle with mains fed shower, glass shower screen and glass door. Heated towel rail, inset ceiling lighting and extractor. Concealed cistern w/c with push button flush, wash hand basin with vanity unit below. Two obscured double glazed windows to the front, illuminated mirror above, shaver socket, tiled flooring.

LOUNGE

17' x 11'11 (5.18m x 3.63m)

Wood laminate flooring, feature wood burning stove on a stone hearth, vertical radiator, double glazed patio door to the rear leading onto the rear garden.

Glazed double doors leading into...

DINING ROOM / DAY ROOM

23'7 x 8'1 (7.19m x 2.46m)

Engineered wood flooring, two vertical radiators, feature double glazed lantern roof with two electrically operated roof lights, double glazed bifolding doors leading onto rear patio, inset ceiling lighting, attractive slate clad feature wall.

Open into...

KITCHEN / BREAKFAST ROOM

18'1 x 9'3 (5.51m x 2.82m)

Fitted with a range of white, high gloss shaker style base and wall mounted kitchen units with roll top granite effect work surfacing over. Integrated dishwasher, one and a half bowl sink and drainer, four ring gas hob, tiled splash back, extractor above, double glazed window to the front, tiled flooring. Space for fridge freezer.

Breakfast room: Fitted with a range of contemporary white, high gloss kitchen units with contrasting black work tops and breakfast bar, inset ceiling lighting.

From the dining area, glazed door into...

REAR PORCH

Tiled flooring, entrance matting, double glazed door to the rear. Opening into...

UTILITY SPACE

4'8 x 4' (1.42m x 1.22m)

Tiled flooring, space for washing machine, and tumble drier above, storage cupboard, door into...

SHOWER ROOM

8'1 x 5'5 (2.46m x 1.65m)

Fitted with an attractive, modern suite comprising; walk in shower with drencher head and wand attachment, wall mounted shower controls, glass screen. Heated towel rail, low level w/c with push button flush. Obscured double glazed window to the side, tiled walls. Wash hand basin with monobloc tap, quartz top, and useful storage below. Inset ceiling lighting, illuminated mirror, shaver socket.

OUTSIDE

The rear garden has been beautifully landscaped and enjoys a sunny aspect with a high degree of privacy.

There is a large patio area with space for table and chairs, a paved pathway leads to a further patio area with space for garden chairs or sun loungers.

Landscaped, central lawn area with flower bed borders, seating area, enclosed by fencing.

Gated access to the side of the property with space for timber shed.

To the rear of the garden is an area laid to gravel with space for fruit and vegetable patch, greenhouse.

A covered space behind the garage provides a useful log store.

Pathway leading to...

GARAGE / WORKSHOP

16'11 x 14'6 (5.16m x 4.42m)

Fitted with an electric roller door, fitted work bench, double glazed window to the side, space for a fridge freezer, double glazed pedestrian door to the rear. Power and light supplied.

DRIVEWAY

Directly in front of the garage is a driveway providing offroad parking for two cars

FRONT GARDEN

Landscaped front garden

AGENTS NOTE

The property benefits from solar panels which are owned by the vendor and will be transferred to the new owners on completion.

MATERIAL INFORMATION

Verified Material Information



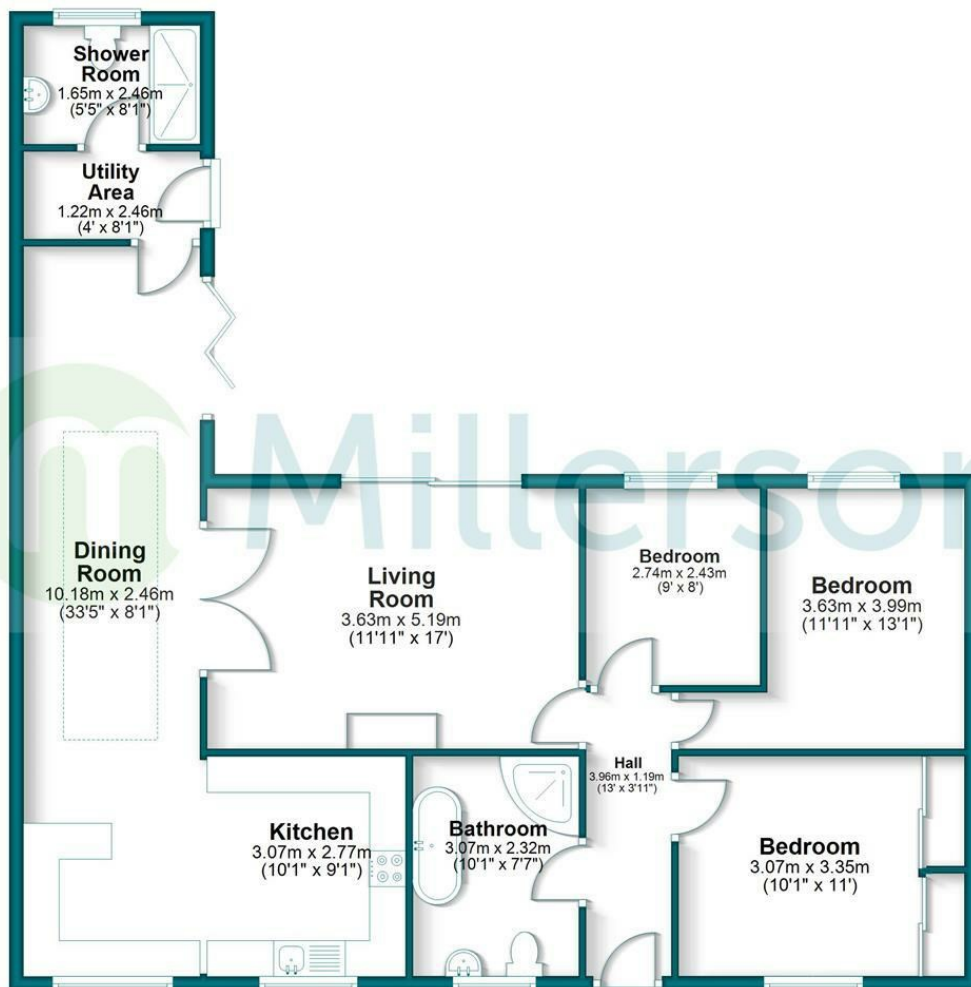
Council tax band: D
Council tax annual charge: £2342.54 a year (£195.21 a month)
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and Wood burner
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: Level access shower
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

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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. 105.2 sq. metres (1131.9 sq. feet)



Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	94
(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	

Directions To Property

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