



Clemens Way
Connor Downs
Hayle

TR27 5DE

Price Guide £420,000

- WELL PRESENTED DETACHED BUNGALOW
- 2 BEDROOMS WITH MAIN EN-SUITE
- LOUNGE, SEPARATE DINING ROOM AND CONSERVATORY
- VERY POPULAR LOCATION WITHIN CONNOR DOWNS
- WELL ENCLOSED, PRIVATE GARDENS
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1259.00 sq ft



ENTRANCE HALL

A spacious entrance hall with radiator and two built in storage cupboards, integral door to the garage.

LOUNGE

UPVC double glazed window to the front, radiator, television point, gas fire with surround and hearth.

BATHROOM

Panelled bath with shower attachment from taps, was hand basin with fitted drawers below, dual flush w.c, radiator, complementary wall tiling, extractor fan, UPVC double glazed obscure window to the side.

DINING ROOM

Radiator, semi open plan with the kitchen and double doors leading into the conservatory.

KITCHEN

One and a half bowl sink unit with adjoining work surfaces incorporating a 4 ring gas hob with extractor over. Extensive range of base and eye level units with integrated dishwasher, UPVC double glazed window to the rear overlooking the garden.

CONSERVATORY

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

BEDROOM 1 EN-SUITE

UPVC double glazed window to the side with a lovely outlook over the garden, fitted wardrobes, radiator, door to en-suite.

EN-SUITE SHOWER/WET ROOM

Dual flush w.c, pedestal wash hand basin, wall and floor

tiling, shower area, UPVC double glazed obscure window to the side.

BEDROOM 2

UPVC double glazed window to the front, radiator.

DRIVEWAY PARKING

There is a brick paved driveway to the front providing parking for 2 vehicles.

INTEGRAL GARAGE

Metal up and over door, light and power connected, wall mounted combi boiler, access to roof storage, recess and plumbing for washing machine, internal door to the hallway.

GARDENS

There is a lawn to the front and gated access on both sides of the bungalow leading to a well enclosed lawned side garden with an established selection of colourful plants and shrubs with additional patio seating area to the rear.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

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

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sustainable Drainage System



Heating: Central heating
 Heating features: Double glazing
 Broadband: ADSL copper wire
 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: Wide doorways and Level access
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
 All information is provided without warranty.

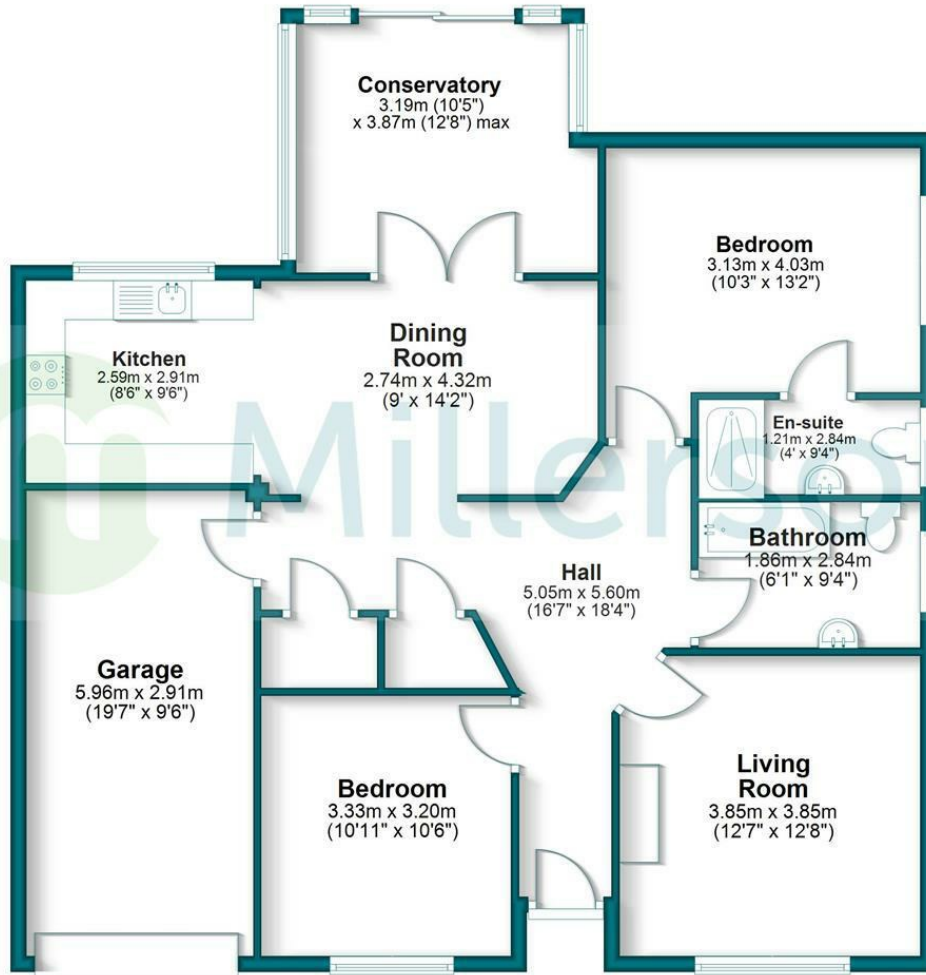


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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

Ground Floor

Approx. 117.0 sq. metres (1259.8 sq. feet)



Total area: approx. 117.0 sq. metres (1259.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
EU Directive 2002/91/EC		
England & Wales		

Directions To Property

Head into Connor Downs from Hayle and at the end of the village turn right into Tresdale Parc followed by first left. The property will be found after a short distance on the left hand side.

Contact Us

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