

St. Georges Road
Hayle
TR27 4AL

Offers In The Region Of
£575,000

- SPACIOUS DORMER BUNGALOW
 - FOUR BEDROOMS (MASTER ENSUITE)
- POPULAR RESIDENTIAL LOCATION
- SOLAR PANELS AND ELECTRIC CAR CHARGER
 - MODERN BATHROOM AND SHOWER ROOM
- LARGE BRICK PAVED DRIVEWAY
- DELIGHTFUL LANDSCAPED REAR GARDEN
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - E

Floor Area - 1970.00 sq ft



4



3



2



B83

UPVC double glazed window to front. Door leading into.....

DINING ROOM

Double glazed window to front aspect, inset ceiling lighting, radiator. Archway leading into the lounge.

KITCHEN/BREAKFAST ROOM

14' 11" x 13' 5" plus 8' x 7' 4" (4.27m 3.35m x 3.96m 1.52m plus 2.44m x 2.24m)

Double glazed window to side. Large roof light. Attractively fitted with contemporary style white high gloss base and wall mounted units with granite effect work surfaces over. 'Range' style five ring gas hob with stainless steel splash back and stainless steel extractor above and twin oven below. Recess housing dishwasher. One and a half bowl sink and drainer with monobloc mixer tap. Ceiling inset LED lighting and under unit lighting. Central breakfast bar with space for bar stools. Built in wine rack below. Space for American style fridge/freezer. Radiator. Tiled floor. Loft access. Obscure glazed door to....

REAR PASSAGE WAY

Double glazed door to rear garden. Skylight. Useful storage space. Door to.....

UTILITY ROOM

Window to the rear. Base and wall mounted storage units. One and a half bowl stainless steel sink with monobloc tap. Space for washing machine, tumble dryer and fridge/freezer. Cupboard housing central heating boiler and further built in storage.

LOUNGE

18' 9" x 12' 9" (5.49m 2.74m x 3.66m 2.74m)

A lovely dual aspect room with large UPVC double glazed picture windows to front and rear overlooking rear garden. Attractive, feature inglenook fireplace with gas, log effect fire with lighting above, Radiator, inset ceiling spot lights.

INNER HALLWAY

UPVC double glazed window to the rear. UPVC double glazed door leading to garden. Understairs storage cupboard. Carpeted stairs rising to first floor.

PRINCIPAL BEDROOM SUITE

24' 0" x 11' 10" (7.32m 0.00m x 3.35m 3.05m)

A most spacious bedroom suite with dressing area and ensuite shower room.

UPVC double glazed bay window to the front. Radiator. Fitted carpets.

DRESSING ROOM - UPVC double glazed window to front.

Attractively fitted with an extensive range of wardrobes and drawers. Radiator.

EN SUITE

Fitted with a modern white suite, comprising; shower cubicle with electric shower. Low level WC. Pedestal wash hand basin. Radiator. Tiled walls. Extractor fan, heated towel rail, obscured double glazed window to the rear.

BATHROOM

Fitted with a modern white suite comprising; UPVC obscure double glazed window to the rear. Panel enclosed bath. Pedestal wash hand basin. Low level WC. Radiator. Tiled walls. Extractor fan.

FIRST FLOOR LANDING

Two Velux windows to rear. Built in eaves storage cupboards. Additional storage cupboard. Access to loft space. Radiator. Fitted carpets. Door leading into...

BEDROOM TWO

15' 3" x 12' 0" (4.57m 0.91m x 3.66m 0.00m)

UPVC double glazed window to the front with distant views across Hayle Harbour towards Lelant and St Ives in the distance. Radiator. Fitted carpets.

SHOWER ROOM

Obscure double glazed window. Shower cubicle with electric shower attachment over. Low level WC. Wash hand basin, radiator, complementary wall tiling.



BEDROOM 3

13' 3" x 7' 6" (3.96m 0.91m x 2.13m 1.83m)

UPVC double glazed window to front, again with far reaching views. Radiator. Fitted carpets.

BEDROOM 4

15' 3" x 8' 11" (4.57m 0.91m x 2.44m 3.35m)

UPVC double glazed window to front with far reaching views. Fitted carpets, radiator.

OUTSIDE

FRONT - A brick paved driveway provides ample off street parking for a number of vehicles. EV charging point near front door.

REAR - Enclosed and offering a high degree of privacy and seclusion. Beautiful landscaped lawned gardens with a selection of mature plants and shrubs, resin pathway to the rear leading to a timber shed and greenhouse.

Large paved patio area, ideal for alfresco dining.

AGENTS NOTE

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

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

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: No



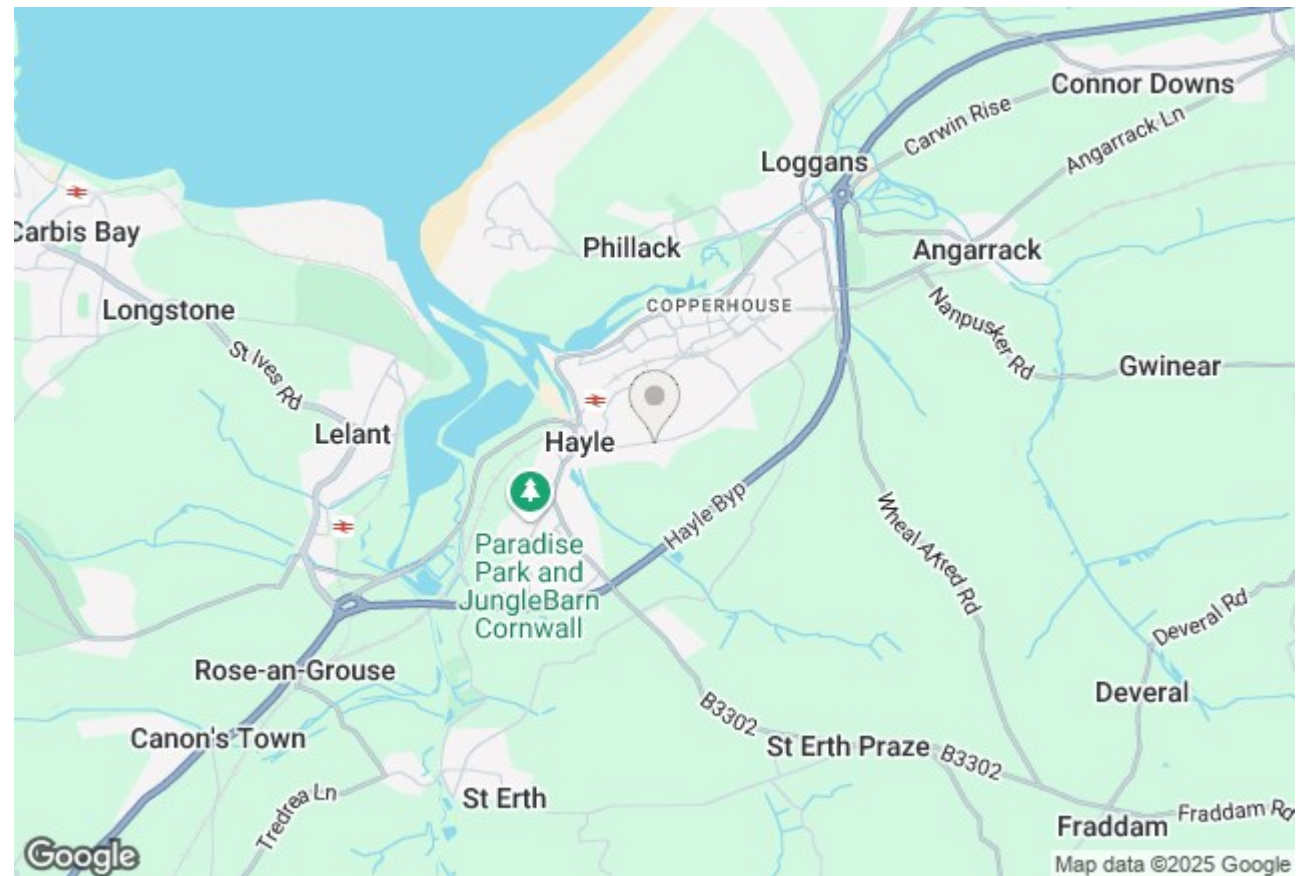


St. Georges Road, Hayle, TR27 4AL

Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and Open fire
Broadband: FTTC (Fibre to the Cabinet)
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: 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: Survey Instructed
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Government Licence v3.0.
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

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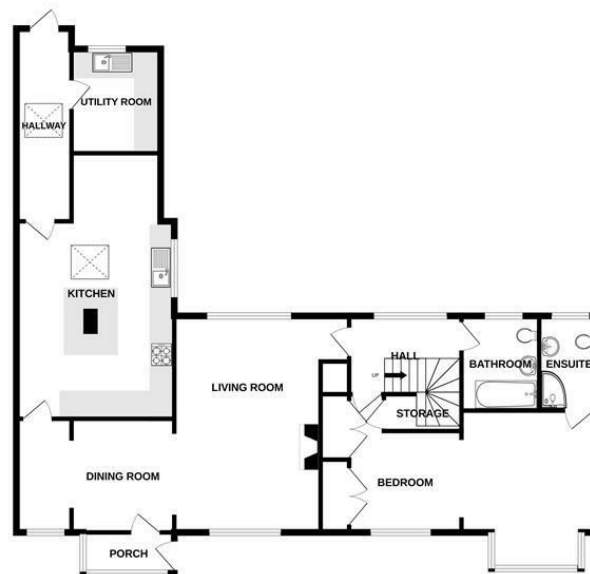
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GROUND FLOOR
1321 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1970 sq.ft. (183.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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	

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