



Connor Hill
Connor Downs
Hayle

TR27 5DW

Asking Price £300,000

- DETACHED DOUBLE FRONTED TOWN HOUSE
 - POPULAR VILLAGE LOCATION
- MANY CHARACTER FEATURES
 - THREE BEDROOMS
 - WOOD BURNER
 - SPACIOUS ACCOMMODATION
- GARDENS AND PARKING
 - NO ONWARD CHAIN
- A MUST SEE PROPERTY!
 - SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1068.00 sq ft



3



1



1



D55

Obscured double glazed front door opening into...

ENTRANCE PORCH

4'1 x 3'3 (1.24m x 0.99m)

Slate tiled flooring, stained glass door into...

OPEN PLAN LOUNGE / SITTING ROOM

26 x 11'10 (7.92m x 3.61m)

LOUNGE: Fitted carpet, exposed ceiling beams, wall lights, feature granite inglenook fireplace with wood burning stove, wooden mantel over, recessed shelving either side. Double glazed window to the front, radiator.

SITTING ROOM: Open fireplace with cast iron and tiled surround, slate hearth and wooden mantelpiece, two recessed shelves to the side, beamed ceiling, door into inner hallway and door into...

DINING ROOM

9'11 x 9'6 (3.02m x 2.90m)

Fitted carpet, double glazed sliding patio door to the rear leading onto garden. Radiator, beamed ceiling, feature exposed granite wall, serving hatch into inner hallway.

INNER HALLWAY

Fitted carpet, radiator, carpeted stairs to first floor level, with a most attractive stained glass window to the rear, beamed ceiling, Door leading into...

KITCHEN

10'6 x 7'1 (3.20m x 2.16m)

Fitted with a selection of shaker style base and wall mounted units with roll top work surfacing over. Space for a freestanding cooker with tiled splash back and stainless steel extractor above. Beamed ceiling, spot lights, Belfast sink with mixer tap, wooden work top. Double glazed window to the rear, radiator, space for fridge, integrated freezer. Door and step down to...

UTILITY ROOM

6 x 5'3 (1.83m x 1.60m)

Vinyl flooring, space for dishwasher, washing machine and tumble drier. Obscured double glazed window to the rear and obscured double glazed door leading onto rear garden.

From the inner hallway, carpeted stairs lead up to...

FIRST FLOOR LANDING

Fitted carpet, various door leading off. Door to...

BEDROOM

12 x 10'5 (3.66m x 3.18m)

Fitted carpet, double glazed window to the front with built in storage below, radiator.

BEDROOM 2

12 x 9'5 (3.66m x 2.87m)

Fitted carpet, double glazed window to the front, radiator.

BEDROOM 3

9 x 6'6 (2.74m x 1.98m)

Fitted carpet, double glazed window to the front, radiator.

BATHROOM

10'3 x 8'6 (3.12m x 2.59m)

A most spacious bathroom with a panel enclosed bath, heated towel rail, exposed floor boards, low level w/c, radiator, inset ceiling lighting. Raised shower cubicle with mains fed shower with drencher head and wand attachment, glass screen, tiled surround. Obscured double glazed window to the rear, pedestal wash hand basin, cupboard housing gas boiler and fitted shelving.

OUTSIDE

The property is approached via a gated access with pathway leading to the front door.

The front garden is laid to gravel and designed for low maintenance in mind. A gated side pathway leads round to...

REAR GARDEN

Laid to paving, enclosed by hedging and walling, space to the side for two small wood stores.

Door leading into the utility room and step up to dining room. Gated access to the rear leads on to...

PARKING SPACE

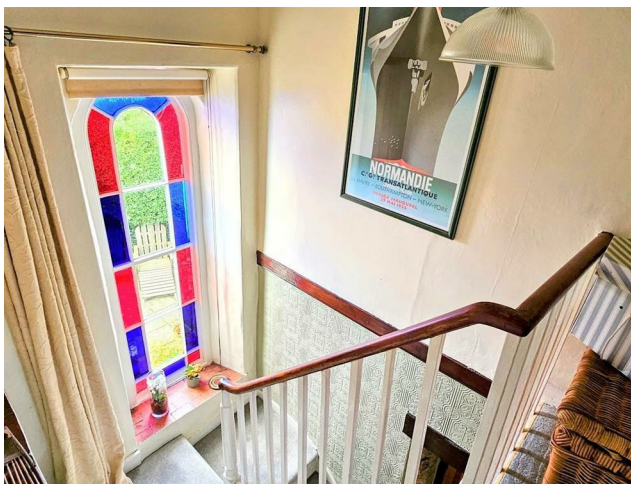
Offroad parking space for one car.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold



Property type: House
 Property construction: Brick structure in places and Wattle and daub in others
 Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
 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, Wood burner, and Open fire
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
 Parking: Off Street
 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: Yes
 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: No Certificate
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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.

Directions To Property

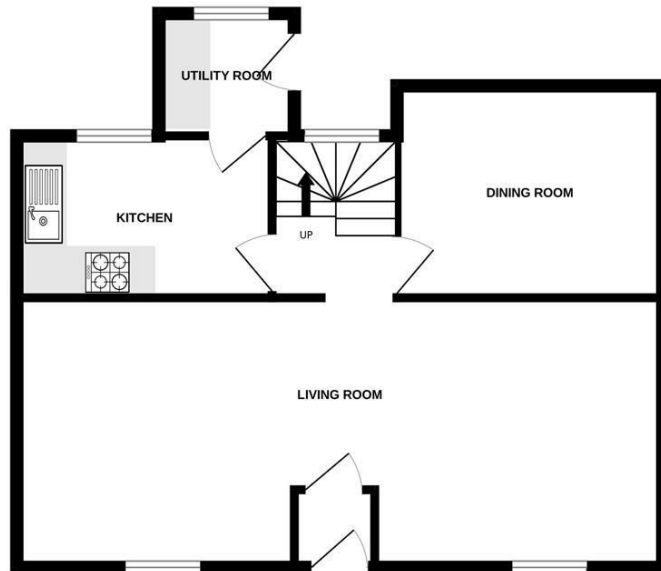
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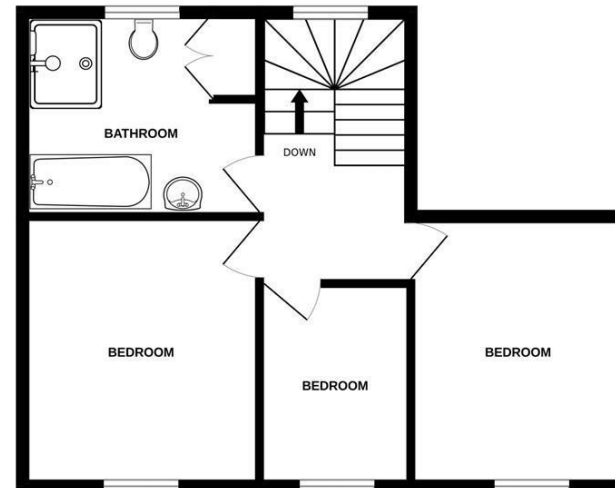
Scan QR For Material Information



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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