



Rosewarne Park
Connor Downs
Hayle
TR27 5LJ
£225,000

- A WELL PRESENTED TWO BEDROOM (MASTER ENSUITE) FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- AN IDEAL FIRST TIME BUY PROPERTY
- LOW MAINTENANCE REAR GARDEN
- DISTANT RURAL VIEWS
- ALLOCATED PARKING SPACE
 - EPC D64
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 636.20 sq ft



Obscured double glazed

Obscured double glazed front door into...

ENTRANCE PORCH

4'9 x 3'11 (1.45m x 1.19m)

Laminate flooring, space for coats and shoes, door into...

LIVING ROOM

14'9 x 10'10 (4.50m x 3.30m)

Laminate flooring, double glazed French doors onto rear garden, wall mounted electric fire, wooden staircase to first floor level with understairs storage below.

Open into...

DINING ROOM

9'4 x 8'4 (2.84m x 2.54m)

Laminate flooring, double glazed window to the rear aspect, wall mounted electric heater, open into...

KITCHEN

9'4 x 8'10 (2.84m x 2.69m)

Fitted with a range of shaker style base and wall mounted units with granite effect work surfacing over. Stainless steel sink and drainer with mixer tap, tiled splash back, double glazed window to the front.

Space for washing machine. Electric hob with tiled splash back, extractor above, and electric oven below, vinyl flooring, space for fridge freezer and tumble drier.

From the living room a wooden staircase leads to...

FIRST FLOOR LANDING

Fitted carpet, double glazed window to the front, loft access, cupboard housing hot water cylinder with fitted shelving above.

BEDROOM 1

11'11 x 10'7 (3.63m x 3.23m)

Fitted carpet, double glazed window to the rear, door into...

ENSUITE SHOWER ROOM

8 x 3'4 (2.44m x 1.02m)

Shower cubicle with glass door, electric shower, tiled surround, low level w/c with push button flush, pedestal wash hand basin, tiled walls, vinyl flooring.

BEDROOM 2

10'8 x 9'2 (3.25m x 2.79m)

Fitted carpet, double glazed window to the rear, electric heater.

BATHROOM

6'8 x 6'2 (2.03m x 1.88m)

Panel enclosed bath, mixer tap with shower attachment over, pedestal wash hand basin, tiled splash back, low level w/c with push button flush, obscured double glazed window to the front.

OUTSIDE

REAR GARDEN

Access from the living room leads onto a paved patio area, leading onto the garden which is laid to lawn with a plum fruit tree, clematis, and honey suckle plant, enclosed by fencing. Space for timber shed, gated access leads to a rear footpath.

PARKING

Situated to the front of the development is an allocated parking space, plus additional visitor parking.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)



Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Allocated
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area 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
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open 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.

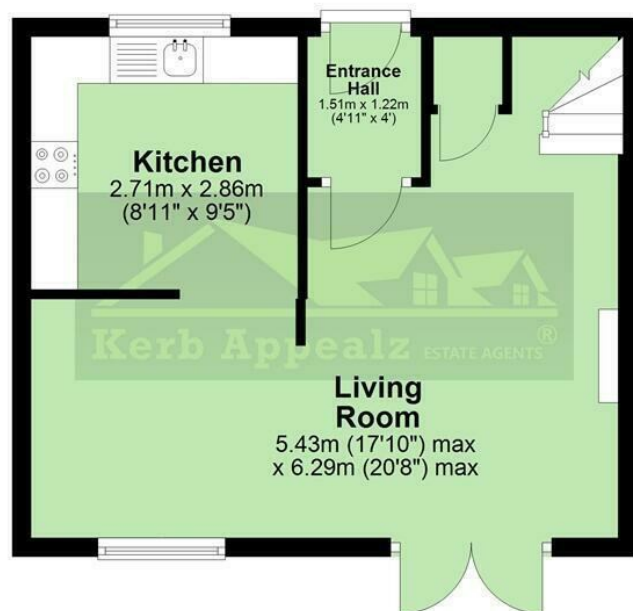


AGENTS NOTE

The vendor informs us that there is a service charge for the property.
 This service charge fee is currently £51.64 per month, which includes grounds maintenance, sewerage processing/maintenance and maintenance of the parking areas on the estate.

Ground Floor

Approx. 24.9 sq. metres (268.4 sq. feet)

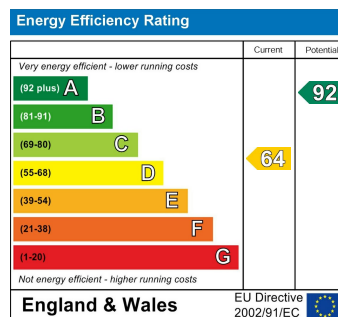


First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 59.1 sq. metres (636.2 sq. feet)



Directions To Property

From Hayle head to Loggans roundabout and proceed up the hill into Connor Downs. Drive through the village and at the cross roads turn left. Proceed along the road passing Trevaskis farm shop and Rosewarne Park will be found on the right.

Contact Us

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