



Vellan Parc Avenue
Angarrack
Hayle
TR27 5JN
Price Guide £425,000

- BEAUTIFUL FAMILY HOME PRESENTED TO A VERY HIGH STANDARD
- SPACIOUS 4 BED ACCOMMODATION
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO MANY AMENITIES, TRANSPORT LINKS AND BEACHES
- ENCLOSED GARDENS TO THE REAR
 - INTEGRAL GARAGE
- DRIVEWAY PARKING FOR 2/3 VEHICLES
- VIEWING HIGHLY RECOMMENDED
- SACN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1108.00 sq ft



HALLWAY

Stairs rising to the first floor with built in under stairs storage, radiator, wood flooring, doors to kitchen and lounge.

LOUNGE

A spacious, dual aspect room with two UPVC double glazed windows to the front and double doors to the rear leading to the garden. Two radiators, attractive wood burner set on a marble hearth with wooden mantle, television point, wood flooring.

KITCHEN

A modern, well fitted kitchen featuring a sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, extensive range of matching base and eye level units with integral fridge freezer and dishwasher, built in storage cupboard, ladder radiator, wooden flooring, UPVC double glazed window and door to the rear leading to the conservatory.

CONSERVATORY

Double glazed windows on three sides under a pitched roof, two radiators, double doors to the side leading to the garden, door to utility room, w.c and integral garage.

UTILITY ROOM

Fitted work surface with recess below for washing machine and tumble dryer, double glazed window to the rear into the conservatory, integral door to the garage, door to w.c.

W.C

Dual flush w.c, hand basin with fitted cupboards.

FIRST FLOOR LANDING

Access to loft space, 4 bedrooms and family bathroom.

BEDROOM 1

A large, dual aspect room with UPVC double glazed windows to the front and side with a pleasant outlook. Two walk in wardrobes providing excellent space, radiator.

BEDROOM 2

Radiator, UPVC double glazed window to the front with a lovely outlook.

BEDROOM 3

UPVC double glazed window to the rear overlooking the gardens, radiator.

BEDROOM 4

Radiator, UPVC double glazed window to the front.

FAMILY BATHROOM

A spacious family bathroom comprising of panelled bath, dual flush w.c, wash hand basin with cupboards under, double shower cubicle with dual head shower over, towel rail, UPVC double glazed frosted window to the front.

OUTSIDE

DRIVEWAY PARKING

At the front of the property there is a private driveway providing off road parking for 3/4 vehicles with access to the integral garage.

INTEGRAL GARAGE

Metal up and over door, light and power connected, integral door to the utility room.

GARDENS

To the front of the property there is a small lawn with hedging. Adjacent to this there is another level lawn enclosed by hedging. Gated access to the side leads to a very well enclosed terraced garden with patio and two lawns. All very well enclosed by fencing and offering a good degree of privacy with lovely views over the village.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

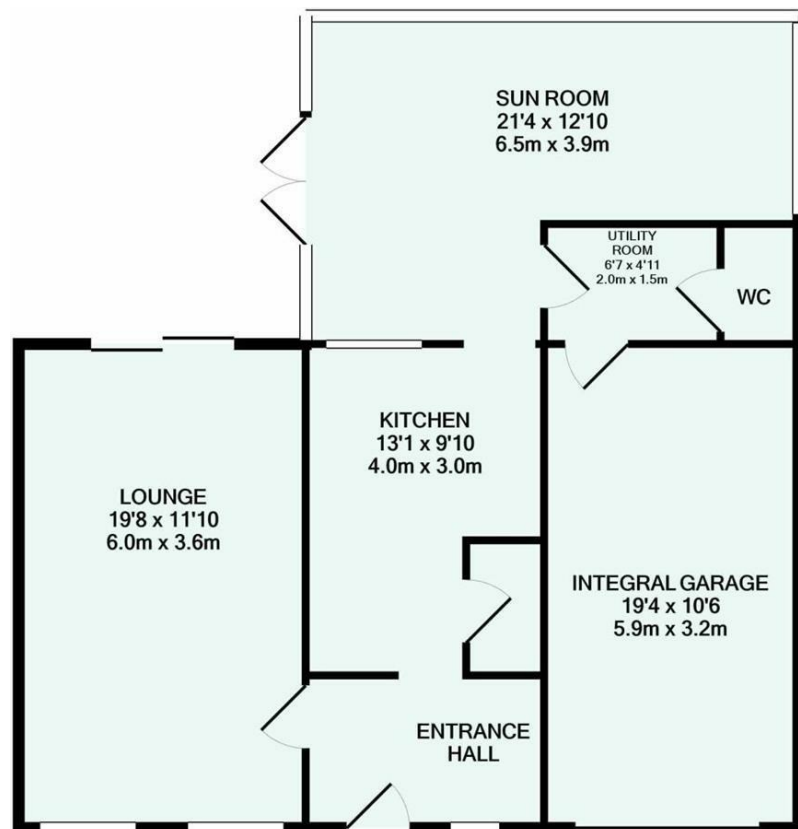
Solar Panels: No



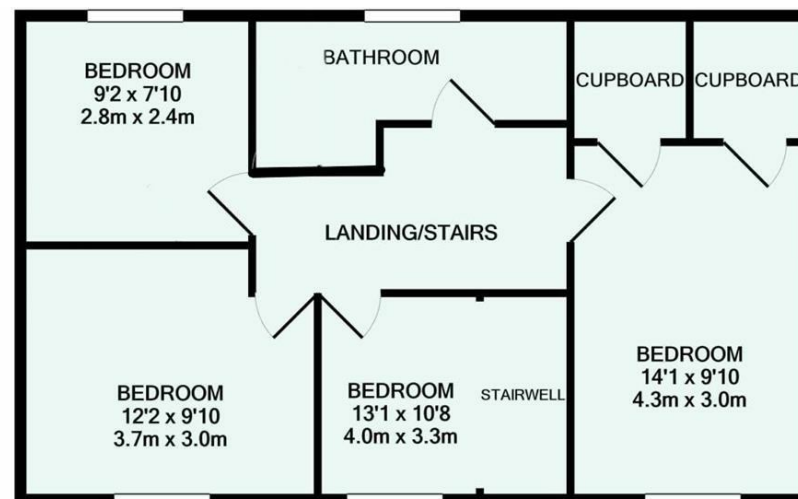
Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing and Wood burner
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
 Parking: Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term 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
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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.

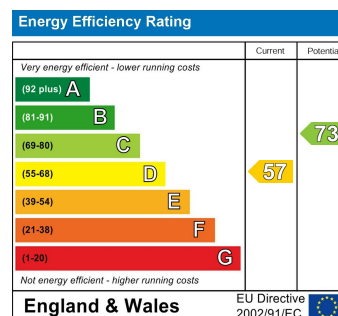


GROUND FLOOR



1ST FLOOR

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