



Hellesvean Close

St. Ives

TR26 2HQ

Asking Price £480,000

- SEMI DETACHED BUNGALOW
- CORNER PLOT LOCATION
 - 4 BEDROOMS
- LARGE LIGHT AND AIRY LIVING ROOM
- FITTED KITCHEN
- DINING ROOM/GARDEN ROOM
- PARKING FOR 4 CARS
- ENCLOSED REAR GARDEN
- QUIET CLOSE SETTING
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1087.00 sq ft



4



1



2



D57

Entrance

Double glazed obscure front door with obscure picture window to the side opening into:

Reception Porch

Carpet. Door and step up into:

Reception Hall

Laminate flooring. Radiator. Loft access. Electric boiler heating the domestic hot water and radiators.. Doors opening into:

Living Room

20'10 x 15'05 (6.35m x 4.70m)

This lovely light and airy room offers: Laminate flooring. 2 x radiators. Double aspect double glazed windows to the front and side aspects

Bedroom

11'08 x 10'05 (3.56m x 3.18m)

Carpet. Radiator. Double glazed window to the front aspect. Fitted mirrored front wardrobe.

Bedroom

10'01 x 7'11 (3.07m x 2.41m)

Carpet. Radiator. Double glazed window to the rear aspect. Fitted wardrobe with box cupboard above.

Bedroom

8'10 x 4'11 (2.69m x 1.50m)

Carpet. Radiator. Double glazed window to the rear aspect.

Bathroom

7'07 x 4'11 (2.31m x 1.50m)

Laminate flooring. Dual flush low level W/c. Panel bath with an electric shower over and a glazed shower screen to the side. Pedestal hand wash basin. Ladder towel rail. Tiled splashbacks and surrounds. Obscure double glazed window to the rear aspect. Extractor fan.

Returning to the reception hall. There is a glazed door that opens into:

Kitchen

11'07 x 7'10 (3.53m x 2.39m)

Laminate flooring. Base level units and drawers incorporating a dishwasher. Work surfaces above incorporating a stainless steel sink drainer with mixer tap above. Integrated Hotpoint 4 ring electric hob

with a stainless steel extractor fan over and tiled splashbacks. Eye level units. Eye level oven grill with combi microwave above. Integrated fridge freezer. Double glazed window to the rear aspect overlooking the rear garden. From the kitchen there is a step down into:

Dining Room/Garden Room

17'11 x 7'06 (5.46m x 2.29m)

Laminate flooring. Double door with window to side opening out onto the side parking area. Radiator. Double glazed patio doors opening out onto the enclosed rear garden. Doors opening into:

Separate W/c

Laminate flooring. Dual flush low level W/c. Glazed obscure window to the side aspect. Wall mounted cupboard housing the electric meter.

Bedroom

14'04 x 8'10 (4.37m x 2.69m)

Carpet. Radiator. Double glazed window to the side aspect.

Outside

To the front of the property is driveway parking for 3 cars. To the side of the property is a lawn garden which is bordered by mature flowerbeds housing an number of shrubs and plants. The side garden leads around to the further parking space along with further access to the rear of the property. The rear garden is access from the garden room/dining room and offers a decked area ideal for those lazy summer afternoons to sit back and relax. From the decked area is an lawn garden and access into a block built garden store which also has plumbing for the washing machine and recesses for an under counter fridge or freezer. The rear garden is fully enclosed and should prove suitable for both children and pets.

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: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

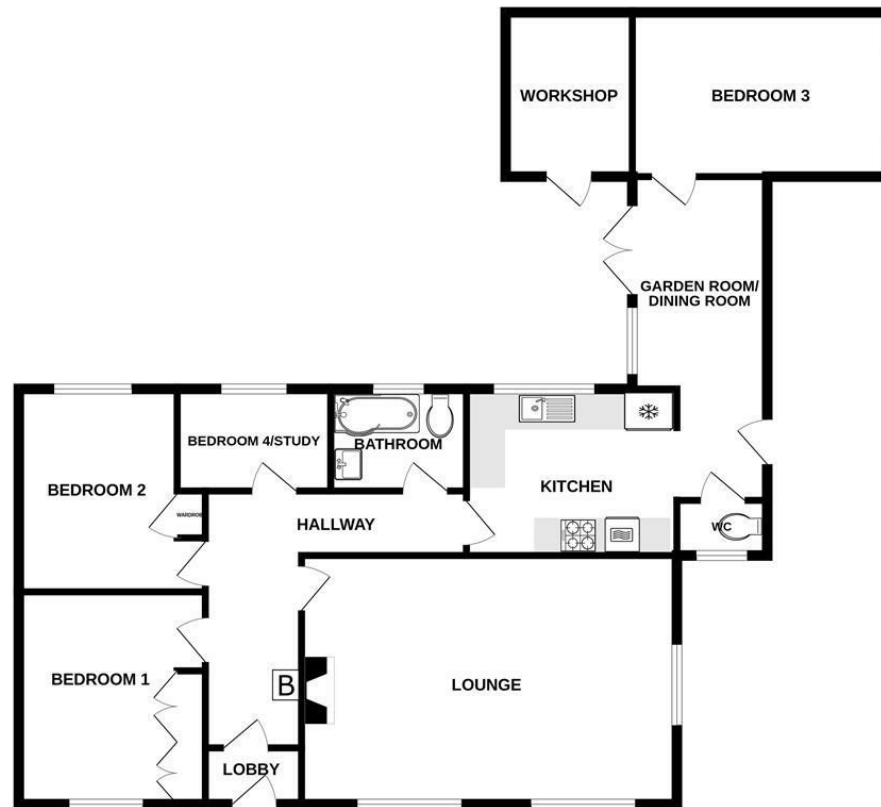
Water supply: Mains water supply



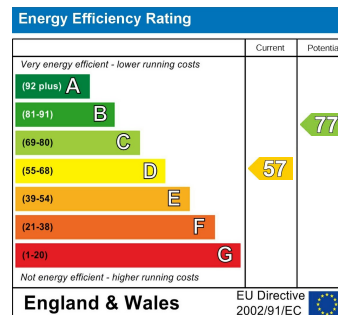
Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
 Parking: Private and Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation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



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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