



Rosewarne Park Connor Downs Hayle

TR27 5LJ

Price Guide £240,000

- LOVELY EXTENDED AND UPDATED 3 BEDROOM HOME
- POPULAR VILLAGE LOCATION
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 936.46 sq ft



3



2



2



C69

ENTRANCE

Composite front door with central obscure double glazed window opening into:

RECEPTION HALL

Vinyl flooring. Night storage heater. Carpeted stairs rising to the first floor landing. Doors opening into:

SHOWER ROOM

6'01 x 5'05 (1.85m x 1.65m)

Vinyl flooring. Low level W/c. Pedestal hand wash basin with tiled splashback and a vanity mirror above.. Corner shower with glazed surrounds and tiled splashbacks and an electric shower above. Extractor fan. Opaque double glazed window to the front aspect.

KITCHEN

8'07 x 7'04 (2.62m x 2.24m)

Vinyl flooring Base level units and drawers incorporating a dishwasher. Recess for a washing machine. Rolled edge worksurfaces above incorporating a stainless steel sink drainer with a swan neck mixer tap above and tiled splashbacks. Integrated 4 ring hob with oven grill below and stainless steel extractor above. Eye level units. Double glazed window to the front aspect. Opening through too:

DINING ROOM

8'03 x 7'04 (2.51m x 2.24m)

Vinyl flooring. Double glazed window to the rear aspect. Night storage heater. Opening leading through too:

LIVING ROOM

20'04 x 10'01 (6.20m x 3.07m)

Carpet. Under stairs storage cupboard. Feature corner gas fire set into the chimney breast(gas supplied by LPG bottled gas). Velux window. Double glazed doors opening onto the rear garden.

Returning to the reception hall. Carpeted stairs rising to the first floor landing with handrail; to side rising to:

LANDING

Carpet. Loft access. Doors opening into:

BEDROOM

9'05 x 8'02 (2.87m x 2.49m)

Carpet. Electric panel heater. Double glazed window to the front aspect. Fitted mirrored fronted wardrobe.

BEDROOM

8'10 x 6'04 (2.69m x 1.93m)

Carpet. Electric panel heater. Double glazed window to the rear aspect. Fitted shelving.

BATHROOM

8'09 x 4'04 (2.67m x 1.32m)

Vinyl flooring . Low level W/c. Pedestal hand wash basin with a tiled splashback and a vanity mirror above. Corner bath with a shower hand attachment of the mixer tap.. Tiled splashbacks and surrounds. Extractor fan. Opaque double glazed window to the rear. Heated towel rail.

BEDROOM

8'03 x 7'06 (2.51m x 2.29m)

Carpet. Electric panel heater. Double glazed window to the front aspect. Fitted wardrobe. Airing cupboard housing the hot water cylinder and shelving.

OUTSIDE

To the front of the property is a gravelled garden with central path leading up to the covered porch and front door. The rear garden is accessed via the double glazed patio doors in the living room. With initial decked seating area and a lawn garden beyond which is enclosed by fencing with a courtesy gate to the rear and a storage shed. There is allocated parking for one car within the parking area along with use of a visitors parking space

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Other

Heating: None

Heating features: Double glazing, night storage, gas fire.

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: C

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.

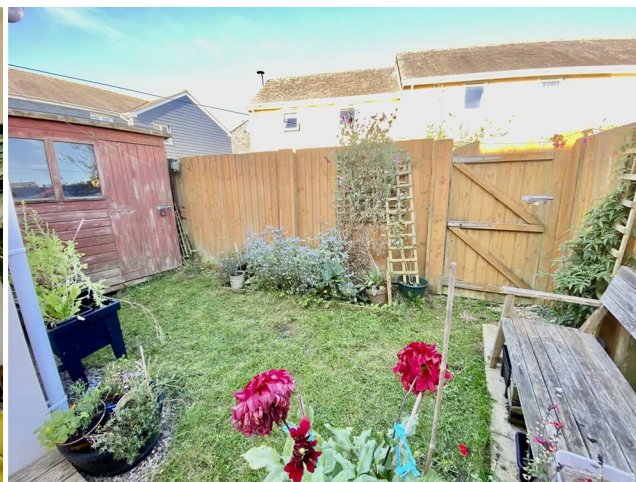
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

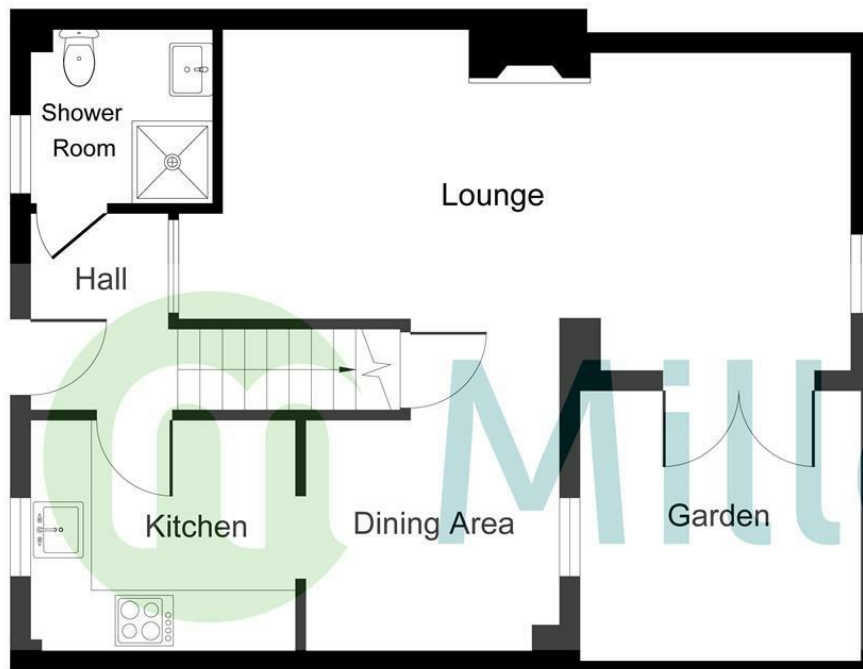
AGENTS NOTE

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.

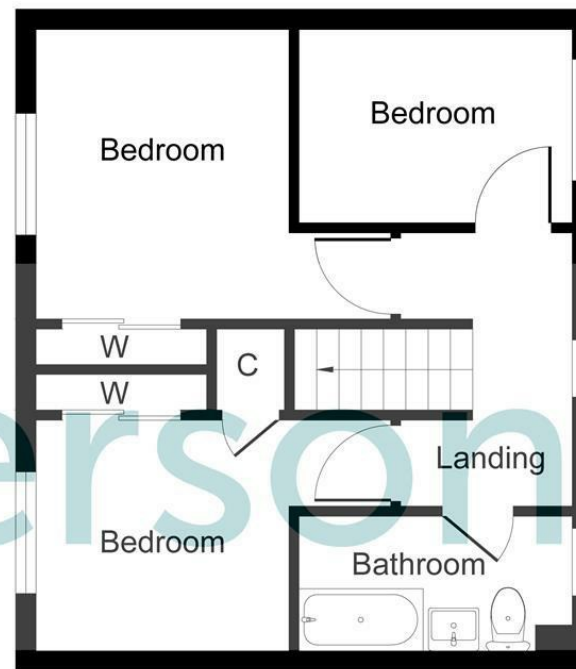
DIRECTIONS

From Loggans roundabout head up Connor Hill and proceed into Connor Downs Village. Drive through the village and at the crossroads turn right. Follow the road along passing Trevaskis Farm shop and Rosewarne Park will be found on the right.





Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Scan QR For Material
Information



Scan
me!

 **Millerson**
millerson.com