



Gwithian Towans

Gwithian

Hayle

TR27 5BU

Offers In The Region Of
£875,000

- DETACHED THREE BEDROOM BUNGALOW
- OFFERING UNINTERRUPTED SEA AND COASTA VIEWS
- SITUATED IN AN ENVIABLE LOCATION WITHIN GWITHIAN TOWANS
 - A RARE OPPORTUNITY
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- CAN BE SOLD FURNISHED AND EQUIPPED
- MUST BE VIEWED TO FULLY APPRECIATE THIS DELIGHTFUL SETTING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 623.00 sq ft



3



2



1



F25

Entrance door into...

ENTRANCE HALLWAY

Oak laminate flooring, sloping ceiling with inset spot lights, double glazed window to the front, door to bedroom three. Open into inner hallway, with oak laminate flooring, inset ceiling spot lights, various doors leading off, open into...

KITCHEN/BREAKFAST ROOM

11'2 x 9'5 (3.40m x 2.87m)

Attractively fitted with a range of grey shaker style base and wall mounted kitchen units with marble effect work surfacing over, one and a half bowl sink and drainer with mixer tap tiled splash back. Four ring electric hob with extractor above, Neff integrated oven with hide and slide door, Neff integrated washing machine, integrated fridge freezer.

Steps down into...

SUNROOM

15'6 x 8'7 (4.72m x 2.62m)

Oak laminate flooring, double glazed windows to three sides, offering stunning sea and coastal views across St Ives Bay and to Godrevy Lighthouse.

Part sloping ceiling with inset spot lights, double glazed door to the side.

SHOWER ROOM

6'2 x 5'3 (1.88m x 1.60m)

Shower cubicle with mains fed shower, low level w/c, obscured double glazed window to the front, wash hand basin.

From the inner hallway door leading into...

BEDROOM 1

10'5 x 9'1 (3.18m x 2.77m)

Fitted carpet, obscured inner window to the rear into conservatory, double glazed window to the rear, loft hatch, inset ceiling spot lights.

BEDROOM 2

9'6 x 8'1 (2.90m x 2.46m)

Fitted carpet, electric wall mounted heater, roof light, door to...

ENSUITE SHOWER ROOM

5'5 x 5 (1.65m x 1.52m)

Corner shower cubicle with mains fed shower, heated towel rail, pedestal wash hand basin with monobloc tap, low level w/c, tiled walls and tiled floor, inset ceiling spot lights.

BEDROOM 3

12'1 x 6'9 (maximum measurement) (3.68m x 2.06m (maximum measurement))

Fitted carpet, double glazed window to the front electric wall mounted heater, two pendant ceiling lights.

OUTSIDE

Gated access to the front of the property leads onto a paved patio area with space for table and chairs and a rotary washing line. There is a useful outside shower.

Access to the side of the property leads onto...

REAR

A large wooden decked area with ample space for table and chairs and sun loungers. There are delightful, uninterrupted sea and coastal views across St Ives Bay and towards Godrevy Lighthouse.

There is gated access to the rear.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Freehold

Property type: Bungalow

Property construction: Chalet is built primarily from a timber construction which has been treated with Theroguard fire varnish basecoat and a Fire varnish external overcoat as advised by the Cornwall Council planning officer.

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

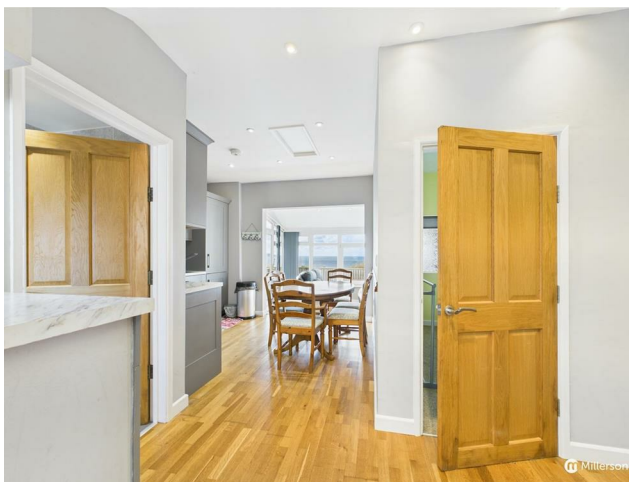
Water supply: Mains water supply

Sewerage: Septic tank

Heating: Room heaters only

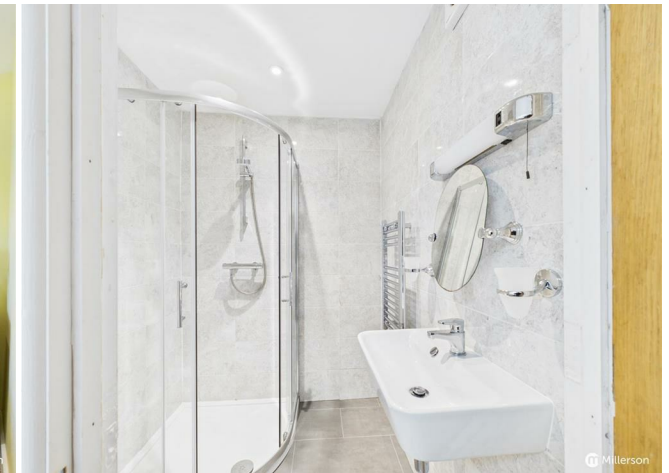


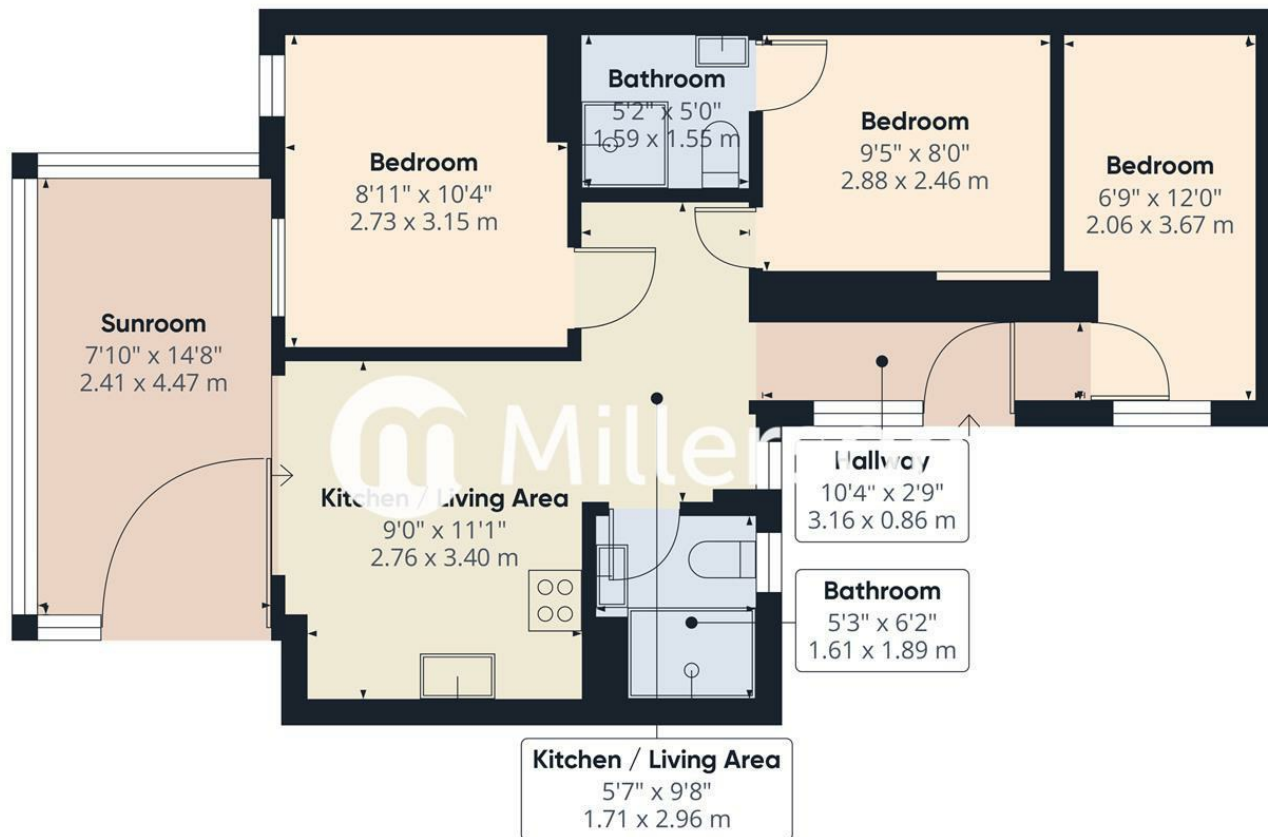
Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - OK, Vodafone - OK, Three - Great, EE - Good
 Parking: Off Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term 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: F
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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.





Gwithian Towans, Gwithian, Hayle, TR27 5BU





Approximate total area[®]
623.34 ft²
57.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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- A Current Landlord Looking To Change Agents
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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

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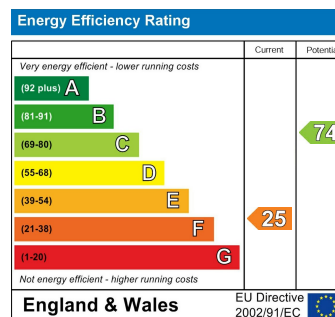
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