



Albertus Drive

Hayle

TR27 4JE

Offers In The Region Of
£315,000

- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- SITUATED WITHIN A POPULAR RESIDENTIAL AREA
- CLOSE TO LOCAL AMENITIES AND NEARBY SCHOOLS
- REQUIRING MODERNISATION
 - AMPLE PARKING
 - DETACHED GARAGE
 - GOOD SIZED GARDEN
- INTERNAL VIEWING A MUST!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 656.50 sq ft



3



1



1



E51

Obscured double glazed front door into...

ENTRANCE VESTIBULE

Fitted carpet, obscured glazed door into...

ENTRANCE HALLWAY

Fitted carpet, radiator, loft access, various doors leading off, door into...

LOUNGE

16'3 x 10'9 (maximum into alcove) (4.95m x 3.28m (maximum into alcove))

Fitted carpet, radiator, double glazed window to the front, gas coal effect fire with granite fireplace and mantle over, recessed alcoves either side with fitted shelving.

KITCHEN

10'6 x 7'11 (3.20m x 2.41m)

Vinyl flooring, radiator, base and wall mounted units, work surfacing over, space for fridge freezer, and freestanding cooker, double glazed window to the rear, wooden stable door to the side, built in cupboard housing hot water cylinder with shelving above.

BATHROOM

7'6 x 6'1 (maximum measurement) (2.29m x 1.85m (maximum measurement))

White suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin, low level w/c, fitted carpet, obscured double glazed window to the rear, radiator,

BEDROOM 1

10'10 x 10'5 (3.30m x 3.18m)

Fitted carpet, double glazed window to the front, radiator, built in wardrobes with storage above.

BEDROOM 2

10'11 x 9'11 (3.33m x 3.02m)

Fitted carpet, double glazed window to the rear.

BEDROOM 3

7'6 x 6'11 (2.29m x 2.11m)

Fitted carpet, radiator, double glazed window to the rear.

OUTSIDE

The property is accessed via driveway proving off road parking for 3 cars, leading to...

GARAGE

17'10 x 8'5 (5.44m x 2.57m)

Power and light supplied, window to the rear, fitted with an up and over door.

FRONT GARDEN

A good size front garden laid to lawn with mature shrubs and bushes. A pathway leads to the front door. To the side of the driveway there is a further garden area, laid to lawn enclosed by walling. There is a glass greenhouse to the rear.

REAR GARDEN

Offering a high degree of privacy, and enjoying a sunny aspect, laid to lawn, enclosed by hedging, and fencing. Gravel path through the center of the garden plus a further gravel foot path leading around the side of the property.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

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: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Garage

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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

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