

Mellanear Close

Hayle

TR27 4QU

Asking Price £465,000

- A VERY WELL PRESENTED THREE BEDROOM BUNGALOW
- EXTENDED AND IMPROVED BY THE CURRENT VENDORS
 - TWO RECEPTION ROOMS
- SPACIOUS KITCHEN / BREAKFAST ROOM
 - UTILITY ROOM
 - INTEGRAL GARAGE
- USEFUL GARDEN STUDIO / HOBBY ROOM
- POPULAR RESIDENTIAL LOCATION
 - SOLAR PANELS
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 1227.09 sq ft



3



2



2



C69

Front door into...

LOUNGE/DINER

16'4 x 11'11 (4.98m x 3.63m)

Oak flooring, double glazed window to the front and side, fireplace with wood burning stove with wooden mantle over, recess to either side with shelving, two wall lights.

Door into...

KITCHEN / BREAKFAST ROOM

21'2 x 10'7 (6.45m x 3.23m)

Attractively fitted with a range of white high gloss base and wall mounted kitchen units with granite effect work tops. Stainless steel one and a half bowl sink and drainer with mixer tap, two double glazed internal windows into the lounge.

Space for dishwasher, integral microwave, and oven, breakfast bar with space for bar stools. Four ring electric hob with glass splash back, stainless steel extractor above, radiator, door into utility room, steps leading up to bedrooms and open into...

LOUNGE

20'8 x 12'10 (6.30m x 3.91m)

Tiled flooring, two radiators, roof light, double glazed window to the front offering distant rural views, inset ceiling spot lights, double glazed window to the side.

UTILITY ROOM

14'11 x 6'10 (4.55m x 2.08m)

Tiled flooring, stainless steel sink and drainer with mixer tap, space for washing machine. Base units with roll top work surface over, double glazed window to the rear, space for freezer, and chest freezer, inset ceiling spot lights, wall mounted electric heater, double glazed French doors to the side. Door into...

INTEGRAL GARAGE

16'4 x 8'4 (4.98m x 2.54m)

Steps down into garage.

Power and light connected, fitted with an electric roller door, space for tumble drier. Electric consumer unit.

From the kitchen steps lead up to...

FIRST FLOOR

Fitted carpet, radiator ceiling mounted ventilation system.

BEDROOM 1

13 x 11'11 (3.96m x 3.63m)

Fitted carpet, double glazed window to the rear, and side aspect, radiator, built in wardrobe.

BEDROOM 2

9'10 x 9'4 (3.00m x 2.84m)

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

BEDROOM 3

8'8 x 7'7 (2.64m x 2.31m)

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

ENSUITE SHOWER

6'11 x 2'11 (maximum into shower) (2.11m x 0.89m (maximum into shower))

Low level w/c, pedestal wash hand basin, tiled splash back, shower cubicle with electric shower, bifolding doors, tiled surround.

SHOWER ROOM

7'8 x 5'6 (2.34m x 1.68m)

Shower cubicle with mains fed shower, sliding glass door, wash hand basin with vanity unit below, low level w/c, tiled flooring, obscured double glazed window to the side, inset ceiling spot light.

OUTSIDE

The property is accessed via a sloping brick paved driveway providing parking for 2-3 cars, leading to the garage.

Gated pathway leads to a paved patio with access to the front door, there are outside electric points.

The front garden has been laid to lawn with palm tree, enclosed by metal railings.

REAR

There is gated access to both side of the property.

Steps lead up to a raised area, laid to paving, chippings and wooden decking, with ample space for table and chairs and sun loungers, making this the ideal spot for alfresco dining.

There are well stocked flower bed borders, enclosed by walling and fencing.

Timber shed 11'9 x 7'6 pitched roof, door to the side, two windows to the side.

From the garden, steps lead up to...

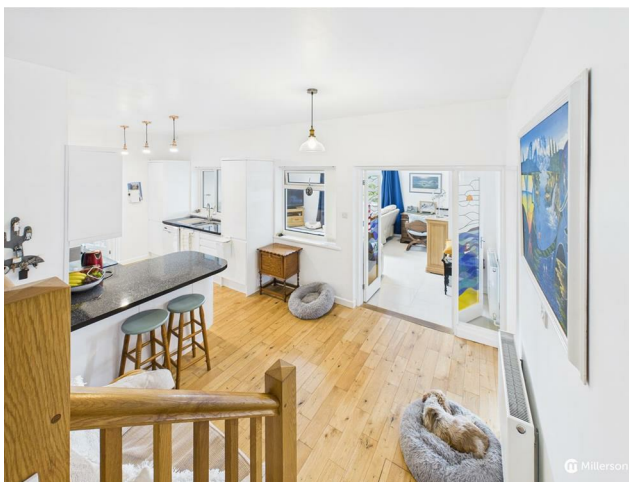
GARDEN OFFICE / SUMMER HOUSE

10'10 x 7'11 (3.30m x 2.41m)

A useful garden office with a upvc front door, two double glazed windows to the side, light and power connected, built in shelving and two wall lights.

AGENTS NOTE

The property benefits from solar panels and these panels are leased by the vendor. All prospective buyers should check with their mortgage provider that they will be happy to lend on a property with leased solar



panels.

Please contact our Hayle office for further information.

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

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

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

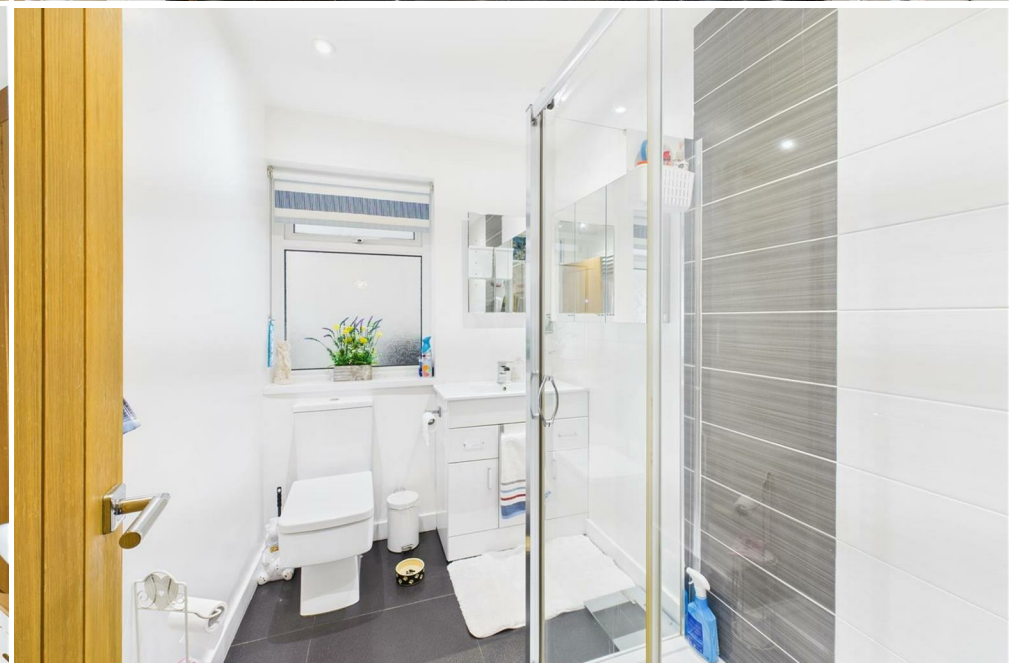
Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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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.



Mellanear Close, Hayle, TR27 4QU





Approximate total area⁽¹⁾
1326 ft²
123.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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