



Springfield Close Phillack Hayle TR27 5AH

Asking Price £390,000

- NO ONWARD CHAIN
- SET IN POPULAR CUL-DU-SAC
- OVERLOOKING COPPER HOUSE POOL
- GOOD SIZE GARDENS
- IN NEED OF SOME MODERNISATION
- GARAGE AND DRIVE
- THREE BEDROOMS
- SPACIOUS LIVING ROOM/DINER
- CLOSE TO TOWANS
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1353.00 sq ft



Property

First time to the market for about fifty years, this is a wonderful opportunity to acquire a spacious three double bedroom detached bungalow requiring some updating but having huge potential to create a lovely home. Set in good sized mature gardens which overlook Copperhouse Pool and within walking distance of King George Memorial Walk, the popular 'Bucket of Blood' public house and Phillack Church. Accommodation comprises entrance hall, large L-shaped lounge/diner, conservatory, kitchen, separate WC, shower room, three double bedrooms and an attached garage.

Location

Phillack is a picturesque hamlet on the edge of Hayle, just a short walk from the Towans' sandy beaches with views towards Carbis Bay and St Ives. It's home to the historic Bucket of Blood pub and near Copperhouse Pool's riverside walks. Families benefit from strong local schools, including Penpol School, Bodriggy Academy, Connor Downs Academy, Hayle Academy, and The Cornwall Independent School. Transport links are excellent, with Hayle railway station offering hourly direct trains to Truro in around 25 minutes, frequent bus services (T1, T2, 15) under Cornwall's low-fare Tap & Cap system, and private transfers available to airports and nearby attractions.

The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

Entrance Hall

Covered porch half glazed upvc door opening into L-shaped entrance hall with panelled radiator, cloaks cupboard, further airing cupboard with wall mounted Baxi gas boiler, slatted shelving, access to loft space, wall light point, wall mounted thermostat.

Separate WC

Close coupled WC, double glazed window to side aspect and wash basin.

Bathroom

With walk in shower cubicle, wash basin, part tiled walls, shaver socket, double panelled radiator, obscure double glazed window to side aspect.

Living Room/Diner

A lovely proportioned L-shaped lounge/diner. Gas fire with wood mantle shelf and surround, three double glazed windows to side and rear aspect, with views out over Copper House Pool, two panelled radiators,, laminate floor, skimmed ceilings, various power points, service hatch to kitchen, French doors opening into:

Conservatory

A large room with power and light, door and double glazed windows overlooking rear garden, door into garage.

Kitchen

Range of Kitchen units and granite effect work tops, various wall units, one and half stainless steel sink unit, inset four ring gas hob and stainless steel extractor hood, built in oven and double glazed window to side aspect.

Bedroom One

With double glazed window to front aspect, two deep double wardrobes, panelled radiator.

Bedroom Two

Double glazed window to side aspect. wash basin, panelled radiator.

Bedroom Three

Built in wardrobe, double glazed window to side aspect, panelled radiator.

Garage

Metal up and over door, power and light, pedestrian door to rear to conservatory.

Outside

The gardens are a delight, the previous owners enjoyed working here, creating a lovely sheltered area with fruit trees, lawn area, vegetable plot, small pond and flower beds. Facing south and bathed in sunshine when the sun is out. To the side is a greenhouse, and decking area. To the front is a more formal garden and driveway providing parking and leading to the garage.

Services

Probate applied for mid August. Connect to mains water, gas, electricity and drainage. (Gas boiler housed in airing cupboard in hallway). Falls within Council Tax Band D.

Directions

From our office in Copperhouse, turn left passing Julian Foye Furniture shop. Continue along the road, turning left immediately opposite the Texaco garage,. You will pass the recreation ground on your right and then turn left into Glebe Row. Continue along to the end of the road and turn right onto Phillack Hill and then right into Springfield Close. Proceed to almost the end of the cul-de-sac and the property will be found on the right hand side..

Material information

Verified Material Information

Council Tax band: D

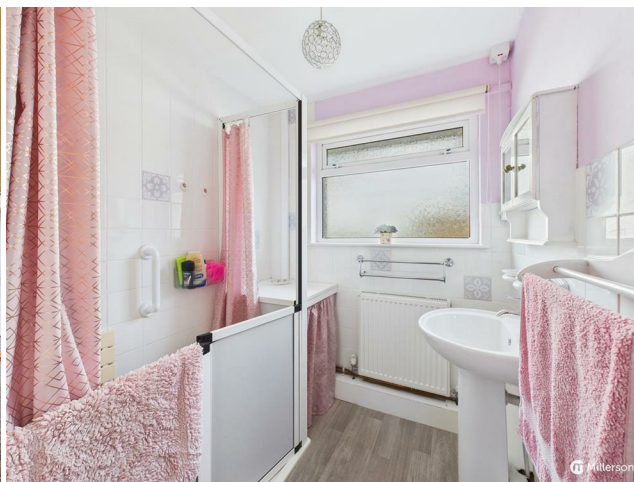
Tenure: Freehold

Property type: Bungalow



Property construction: Standard undefined construction
 Energy Performance rating: 'D'
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Mains gas-powered central heating is installed.
 Heating features: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Garage, Driveway, and On 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
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: Yes
 Planning permission issues: No
 Accessibility and adaptations: Level access shower
 Coal mining area: No
 Non-coal mining area: Yes

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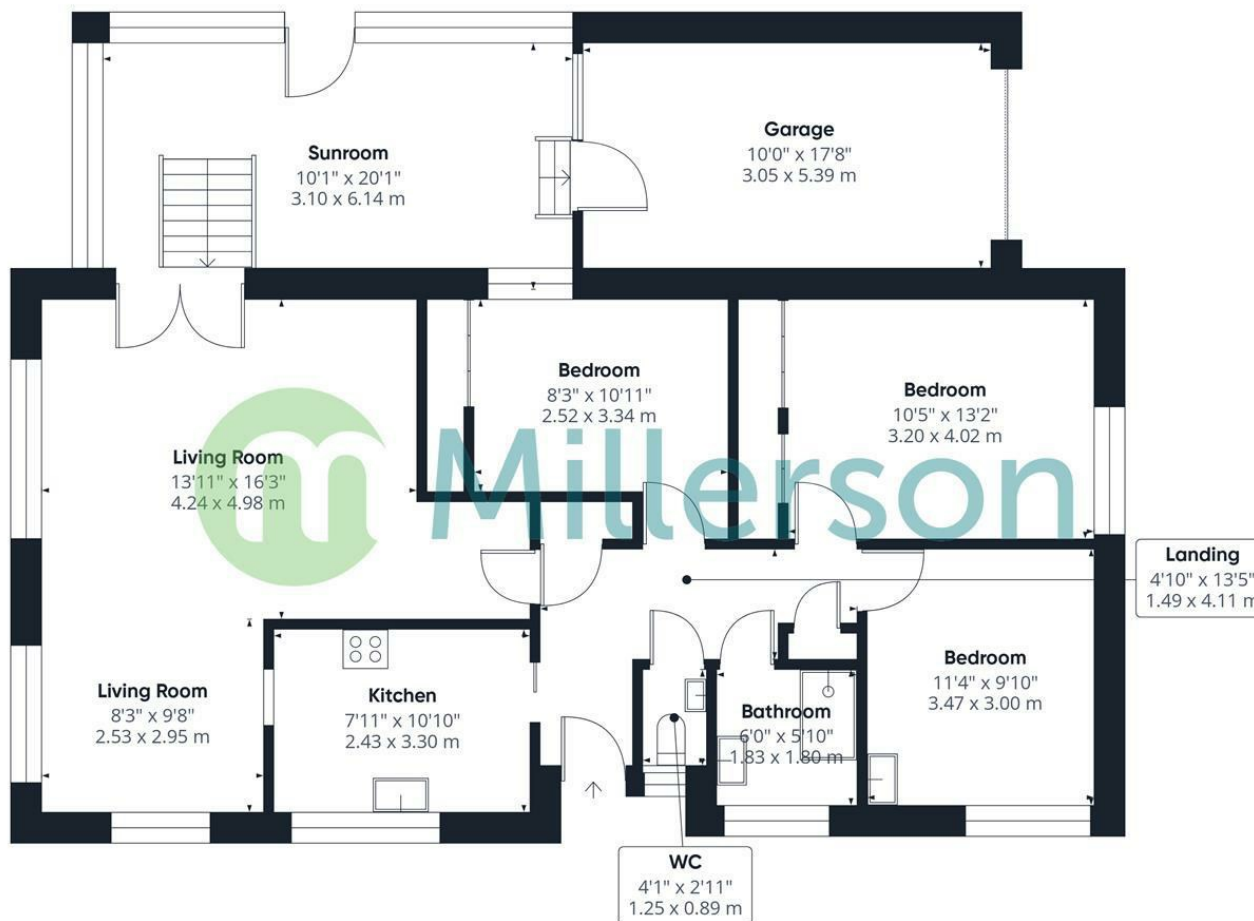


The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Springfield Close, Phillack, Hayle, TR27 5AH





Approximate total area⁽¹⁾

1353 ft²
125.6 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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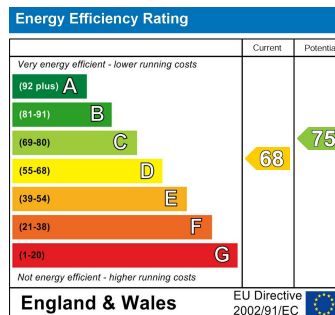
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