

Forth An Tewennow

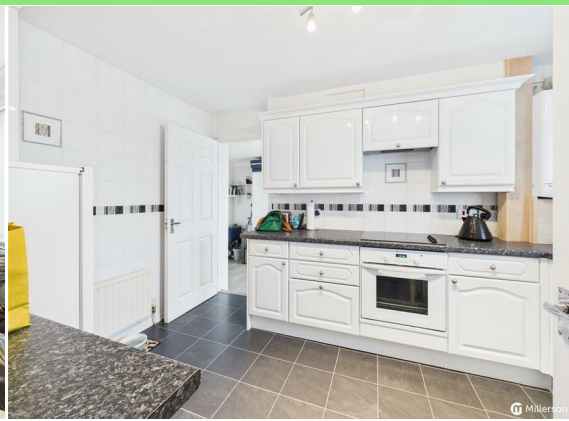
Phillack

Hayle

TR27 4QE

Asking Price £425,000

- THREE/FOUR BEDROOM BUNGALOW
- SPACIOUS LIVING ACCOMMODATION
- HIGHLY REGARDED RESIDENTIAL LOCATION
- PRINCIPAL BEDROOM WITH ENSUITE
 - DINING ROOM
- FAMILY BATHROOM AND SEPARATE SHOWER ROOM
 - NO ONWARD CHAIN
 - EPC: C75
- A MUST SEE PROPERTY!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1091.00 sq ft



3



2



2



C75

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this well presented, three/four bedroom semi-detached bungalow situated within a highly regarded residential Cul-de-Sac.

The accommodation briefly comprises: lounge, dining room, kitchen, three bedrooms (principal with ensuite shower room) family bathroom, office / forth bedroom and a separate shower room.

Outside the property to the front there is offroad parking, and lawned garden. To the rear there is a low maintenance garden providing a high degree of privacy.

An internal viewing of this delightful bungalow is sure to impress!

LOCATION

Forth an Tewennow is a popular residential development, located in the vibrant coastal town of Hayle, West Cornwall. Set within easy walking or driving distance of the town centre, residents enjoy convenient access to a wide range of amenities including shops, cafés, restaurants, and local services along Fore Street and Commercial Road. Ideal for families, the area is well-served by nearby schools such as Bodriggy Academy (primary) and Hayle Academy (secondary), making it a popular choice for those with children.

A standout feature for this development is its proximity to some of Cornwall's most celebrated beaches. Just a short drive away lies Hayle Beach, part of a stunning 3-mile stretch of golden sands that continues through Gwithian and Godrevy, perfect for swimming, surfing, or coastal walks. The beaches are backed by sand dunes and enjoy panoramic views across St Ives Bay. With excellent road and rail links nearby—including Hayle train station and the A30.

Forth An Tewennow combines the tranquility of a coastal lifestyle with easy access to the wider region, making it an ideal location for families, retirees, or anyone looking to enjoy the best of Cornwall's coastline.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door into...

ENTRANCE HALLWAY

Entrance matting, fitted carpet, radiator, loft access, built in cupboard with fitted shelving, radiator, door to...

LOUNGE

Fitted carpet, radiator, double glazed window to the front, inset ceiling spot lights, archway leading into...

DINING ROOM

(Slightly irregular shaped room)

Fitted carpet, double glazed windows to two sides, obscured double glazed tilt and turn window to the side, loft hatch, door into...

BEDROOM

Fitted carpet, two obscured double glazed windows to the side, double glazed bifolding doors to the rear providing access to the rear garden.

Built in wardrobe, door into...

ENSUITE

Fitted with a modern white suite comprising, panel enclosed bath, with mixer tap and hand held attachment, electric shower above, folding shower screen, obscured double glazed window to the side. Low level w/c with push button flush, tiled flooring, heated towel rail, wash hand basin with monobloc tap, illuminated mirror above, useful fitted draws below, inset ceiling spot lights, ceiling mounted extractor.

Off the main hallway, door into...

KITCHEN

Fitted with a range of white, shaker style base and wall mounted kitchen units with roll top granite effect work surface over. Four ring electric hob and integrated oven below, tiled splash back, integrated extractor above. Baxi combination gas boiler, stainless steel one and half bowl sink and drainer with mixer tap, tiled splash back, double glazed window to the front aspect.

Tiled flooring, space for fridge freezer, radiator. Step down to...

OFFICE / BEDROOM

Tiled flooring, built in storage cupboards, inset ceiling spot lights, obscured glazed door and obscured double glazed windows to the front aspect.

Radiator, electric consumer unit, door to...

SHOWER ROOM

Tiled flooring, step up to shower cubicle with mains fed shower, bi folding glass door, radiator, built in cupboard with fitted shelving, inset ceiling spot lights, obscured double glazed door to the rear.

Off the hallway, door to...

BEDROOM

Fitted carpet, radiator, double glazed window to the rear, built in wardrobe with mirrored doors.

BEDROOM

Fitted carpet, double glazed window to the rear, radiator, built in wardrobe with mirrored doors.

BATHROOM

Panel enclosed bath with mixer tap and shower head attachment, tiled surround, pedestal wash hand basin with tiled surround, pedestal wash hand basin, tiled splash back, low level w/c with push button flush. Radiator, double glazed obscured window to the rear, inset ceiling spot lights, ceiling mounted extractor fan.

OUTSIDE FRONT

The property is approached via a sloping driveway proving offroad parking, a pathway with steps leads to the front door.

There is a raised front garden which is laid to lawn.

OUTSIDE REAR

The rear garden is laid to lawn, enclosed by hedging and fencing, with a paved patio area providing space for table and chairs.

A storage shed has been divided into two sections, providing a useful storage space to one side and a utility shed with space and plumbing for washing machine and tumble drier.

SERVICES

Mains electricity, gas, water and drainage. The property is heated via gas combination boiler, located in the kitchen.

DIRECTIONS

From our office in Hayle, turn left and proceed along Fore Street and into Copper Terrace, turn left opposite the Texaco petrol station and continue past the recreation park. Take the first right and turn left and continue over the small bridge. Upon entering the development, take the second turning on the left into Forth an Tewennow. Continue up the road, the property will soon be seen at the head of the Cul-de-Sac.

MATERIAL INFORMATION

Verified Material Information:

Council Tax band: C

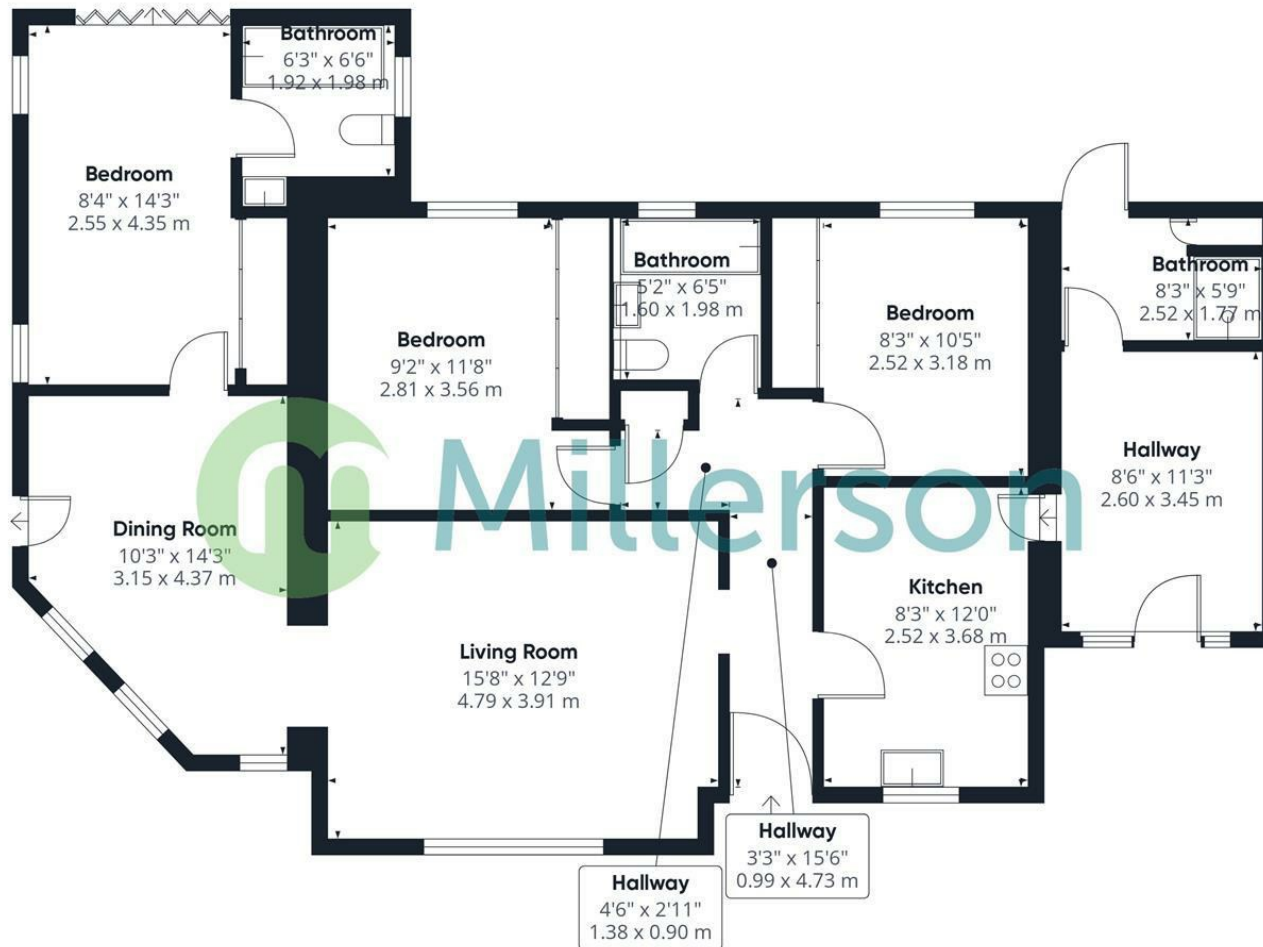


Tenure: Freehold
 Property type: Bungalow
 Property construction: Standard construction
 Energy Performance rating: C
 Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 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 - Great, EE - Good
 Parking: Driveway
 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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 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.





Approximate total area⁽¹⁾
1091 ft²
101.4 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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T: 01736 754115
www.millerson.com

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Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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