



Rounders Rise

Hayle

TR27 4FF

Price Guide £360,000

- SPACIOUS 3/4 BED HOUSE WITH MASTER EN-SUITE
- SEPARATE SELF CONTAINED ANNEXE/HOLIDAY LET WITH PRIVATE GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL ENCLOSED, PRIVATE GARDENS WITH AMPLE STORAGE
- OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION CLOSE TO AMENITIES
- VIEWING HIGHLY RECOMMENDED



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1004.40 sq ft



4



3



1



B83

ENTRANCE HALL

Tiled flooring, stairs rising to the first floor.

W.C

Dual flush w.c, wash hand basin, extractor fan, tiled flooring, UPVC double glazed window to the front.

LOUNGE DINING ROOM

16'7 x 15'6 (5.05m x 4.72m)

A spacious and light room with UPVC double doors with matching side panels to the rear leading to the decked seating area and offering far reaching views towards the towans. Tiled flooring, built in under stairs storage space, television point, space for dining table, opening into the kitchen.

KITCHEN

9'4 x 7'11 (2.84m x 2.41m)

A well fitted kitchen featuring a one and a half sink unit with adjoining work surfaces incorporating a 4 ring gas, further range of matching base and eye level units with integral fridge freezer, dishwasher, double oven and washing machine. UPVC double glazed window to the front, tiled flooring.

FIRST FLOOR LANDING

Access to loft space with pull down loft ladder.

BEDROOM 1 EN-SUITE

10'1 x 9'0 (3.07m x 2.74m)

UPVC double glazed window to the front, built in double wardrobe, radiator, door to en-suite

EN-SUITE SHOWER

6'9 x 5'9 (2.06m x 1.75m)

Shower cubicle with mains shower over, dual flush w.c with concealed cistern, wash hand basin, UPVC double glazed frosted window to the front, extractor fan.

BEDROOM 2

10'4 x 8'10 (3.15m x 2.69m)

UPVC double glazed window to the rear with distant views toward Phillack and the sand dunes, radiator, television point.

BEDROOM 3

10'4 x 7'0 (3.15m x 2.13m)

Radiator, television point, UPVC double glazed window to the rear with similar open views.

FAMILY BATHROOM

7'0 x 5'6 (2.13m x 1.68m)

A modern suite featuring a panelled bath with shower over, dual flush w.c with concealed cistern, wash hand basin, heated towel rail, UPVC double glazed window to the side, complementary wall and floor tiling.

MAIN HOUSE GARDEN

Immediately outside of the lounge there is a private raised deck enjoying views over the garden to Phillack in the distance. From the deck steps descend to a well enclosed lawned garden bordered by fencing and a colourful selection of mature plants and shrubs and offering a high degree of privacy. There is ample storage underneath the decking with a timber shed and ample outside power sockets.

ANNEXE

A beautifully converted self-contained annexe. Extremely versatile space, suitable for

use as additional family space, office space, holiday let, etc.

Open plan bedroom/kitchen area comprising a circular sink unit with adjoining work surface, range of base units with integrated fridge, recessed ceiling spotlights, door to shower room. Window looking towards the Towans. UPVC double doors to the side, opening on to private, enclosed decked seating area with open views towards the Towans. There is also a useful timber summerhouse and bin store providing further storage on the decking.

OPEN PLAN BEDROOM/KITCHEN

13'8 x 8'9 (4.17m x 2.67m)

Open plan bedroom/kitchen area comprising a circular sink unit with adjoining work surface, range of base units with integrated fridge, recessed ceiling spotlights, door to shower room. Window looking towards the Towans. UPVC double doors to the side, opening on to private, enclosed decked seating area with open views towards the Towans.

SHOWER ROOM

8'9 x 3'10 (2.67m x 1.17m)

A modern suite comprising a walk in shower with attachment over, dual flush w.c, wash hand basin, UPVC double glazed window to the front.

ANNEXE/HOLIDAY LET GARDEN

Private gate to the side leading to a well enclosed decked seating area with open views towards Phillack towans. There is also a useful timber summerhouse and bin store providing further storage for the decking.

MATERIAL INFORMATION

Verified Material Information

Asking price: Guide price £360,000

Council tax band: C

Council tax annual charge: £1974.56 a year (£164.55 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 1 reception

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 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: 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 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: B

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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.

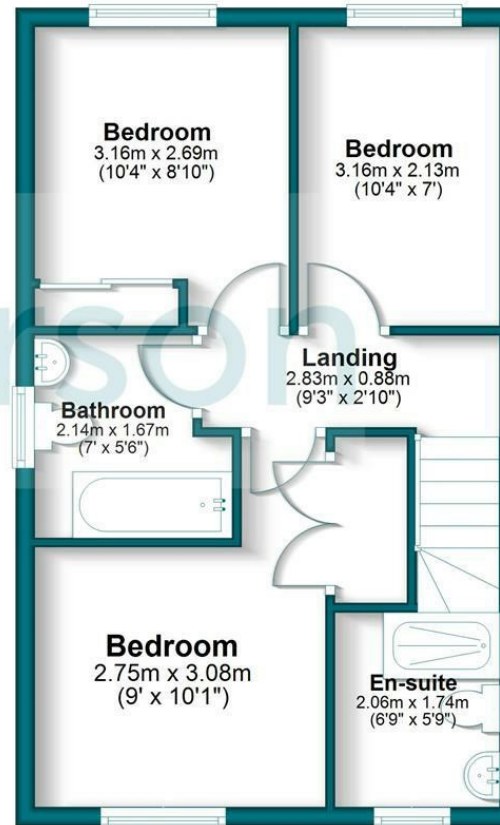
Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.5 sq. feet)



Total area: approx. 93.3 sq. metres (1004.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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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Valuation Request

