

6 Trelissick Fields  
Hayle, Cornwall TR27 6HZ







# 6 Trelissick Fields Hayle, Cornwall TR27 6HZ

Having recently been renovated by the current owners, this bright and spacious detached two bedroom bungalow is immaculately presented throughout and offers much more than your average two bedroom property. Both bedrooms are large doubles with built in wardrobes, the spacious living/dining room enjoys the benefit of patio doors leading out to the rear garden. The integral garage has been divided and part converted to provide an office with the front of the garage offering useful outside storage space. The impressive kitchen was fitted in the summer of 2020 and is of high quality with slimline composite work surfaces. There is also a larger than average bathroom complete with fitted bath and double walk in shower. To the outside there is driveway parking for up to three cars and a garden which is laid to lawn to the front. To the rear there is a good size low maintenance garden with large patio seating area and pedestrian side access gates to both sides. This is a truly impressive property not to be missed.



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## OFFERS IN EXCESS OF - £350,000

### Location

Trelissick Fields is a well regarded cul-de-sac within the popular coastal town of Hayle and is close to the estuary Gwithian and St Ives beaches. There are good transport links via the A30 and mainline railway station which regularly runs between Penzance and London. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach and Newquay airport is less than an hour drive.

### Accommodation

Hallway  
Lounge/Diner  
Kitchen

Double Bedroom  
Double Bedroom  
Bedroom/Study  
Bathroom with Shower

### Outside

To the front of the property there is driveway parking for up to three cars with an area of garden which is part laid to lawn and part planted with a variety of mature trees and shrubs. The rear garden has been landscaped to provide a good size patio with steps leading up to a further area which is part graveled and planted with a mixture of low maintenance plants and shrubs.

### Services

Mains gas, electricity, water and drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Council Tax Band-C

### Broadband and Mobile Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

### Anti Money Laundering Regulations - Purchasers

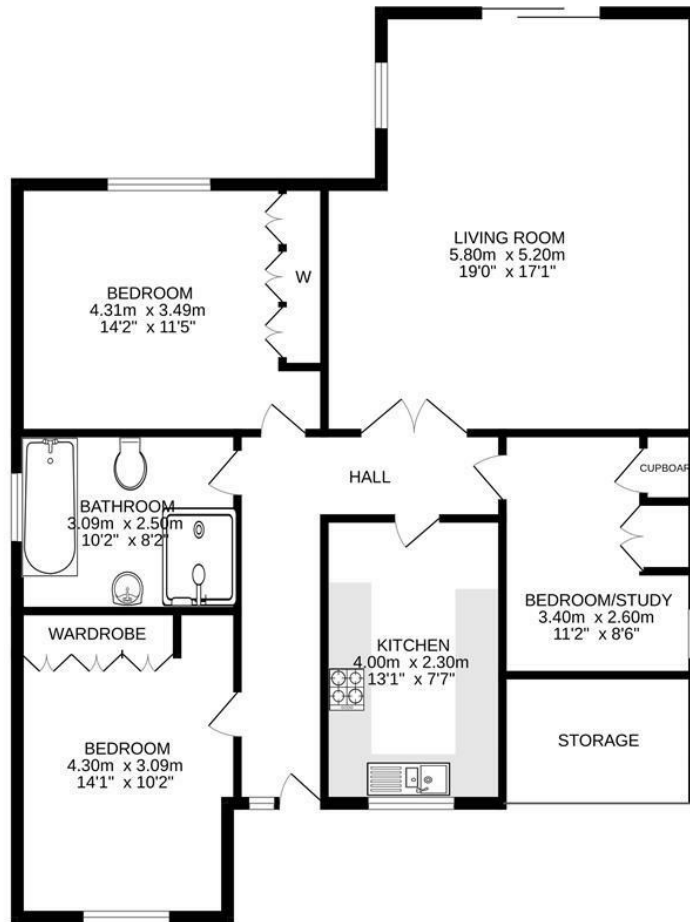
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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