

3 Greenbank
Connor Downs, TR27 5DA







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Located in the area of Greenbank, Connor Downs, this delightful four bedroom detached bungalow offers a perfect blend of modern living. The property boasts a spacious master bedroom complete with an en-suite and built in wardrobes, ensuring privacy and comfort for its occupants.

As you step inside the light and airy home, you will be greeted by a contemporary design that flows throughout the home. The well appointed kitchen provides ample space for a dining table, making it an ideal spot for family meals and entertaining guests. The inviting lounge/diner features a cosy log burner, creating a warm atmosphere during the cooler months, while the doors leading out to the garden allow transition between indoor and outdoor living.

The garden is a true highlight, adorned with flower beds that feature fragrant lavender, offering a serene escape for relaxation. Additionally, an outbuilding equipped with electricity presents an excellent opportunity for a home office, providing a quiet space to work or pursue hobbies.

For those with vehicles, the property includes a double garage and driveway parking, ensuring convenience and security. This bungalow is, perfect for families or anyone seeking to live in convenient location. With its modern features and lovely outdoor space, this property is sure to impress.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price- £594,600

Location

Connor Downs is a village in west Cornwall, situated in the civil parish of Gwinear-Gwithian. Located east of Hayle and south-southeast of Gwithian churchtown, it offers picturesque surroundings and a friendly community. The village features amenities such as a primary school, a pub, and Connor Downs Surgery.

Accommodation

Entrance Hallway
Kitchen 6.71m x 3.33m
Utility 2.44m x 1.55m
Double Garage 5.05m x 4.95m
Lounge/Diner 8.08m x 4.90m(max)
Bedroom 3.45m x 3.00m

Bathroom

Bedroom 3.45m x 2.21m

Bedroom 3.48m x 2.46m

Bedroom with en-suite 4.98m x 3.48m

Parking

Driveway for parking for multiple vehicles.

Garage

Double garage with electric roller door and access to the side garden.

Outside

The property features an enclosed garden with pedestrian access on both sides. The garden includes a patio area and a lawn, complemented by flower beds which feature lavender plants. There's also a shed and an outbuilding with electricity, ideal for a home office.

Services

Mains electric, gas, water and drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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

Council Tax Band E

What3Words

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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

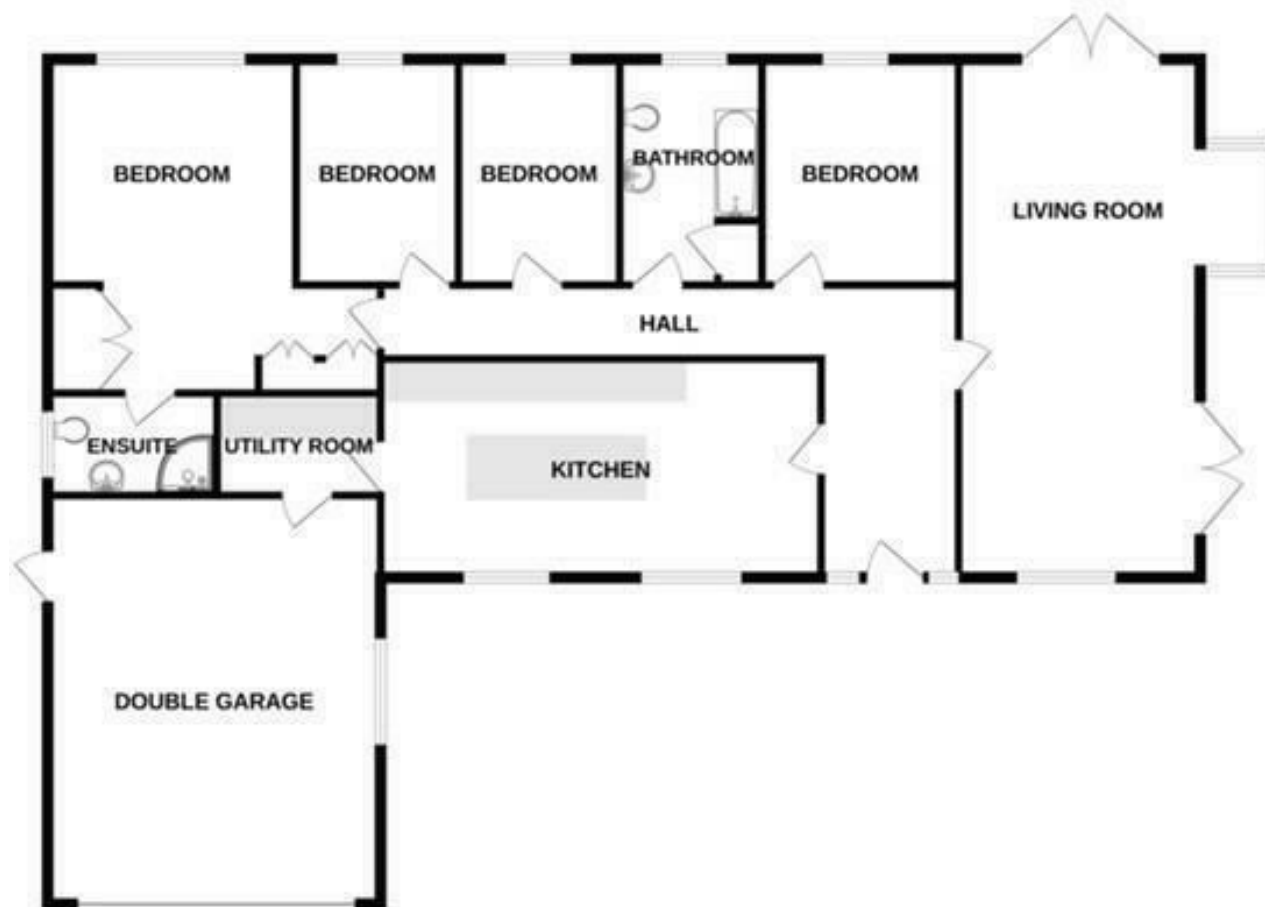
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone 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/>



GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



TOTAL FLOOR AREA: 1803 sq.ft. (167.5 sq.m.) approx.

While 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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