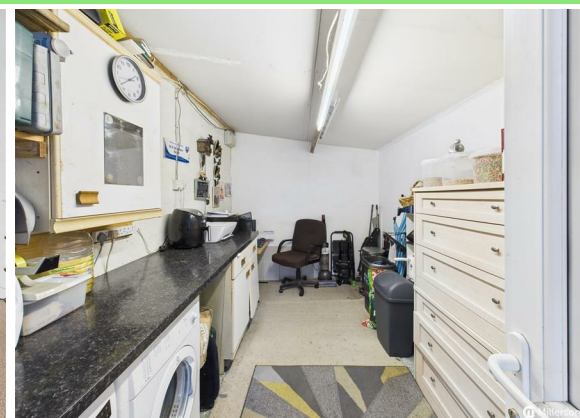


Lowenac Crescent  
Connor Downs  
Hayle  
TR27 5DY

Asking Price £250,000

- Semi detached two bedroom bungalow
- Spacious living accommodation
  - Large rear conservatory
- Partially converted attic space with potential to create additional bedrooms subject to P.P.
  - Off road parking
  - Utility room / Office
- Situated within a quiet crescent
  - A must see property
  - EPC: D65
- Scan QR code for material information



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1093.00 sq ft



2



1



2



D65

### PROPERTY DESCRIPTION

A well presented, two bedroom semi detached bungalow situated in this popular residential Cul-de-sac centrally located in Connor Downs. Well placed for easy access to the main A30, nearby transport links, schools and all local amenities. The property offers spacious living accommodation with a large rear conservatory, two offices, and potential to convert the attic space into further bedroom space, subject to obtaining the relevant planning permission.

### LOCATION

Connor downs is a popular village with Shops & Services: The village has a petrol station (Spar), garage with a store, a pub, and small local businesses. Nearby Trevaskis Farm is a popular farm shop and café. Nearby Gwithian beach is all but a short drive away and is a very popular beach for surfers, dog walkers, or for those who enjoy a great sandy beach. Connor Downs Primary School is placed at the other end of the village, and further educational places are available in Hayle or Camborne towns almost equal distance away and both towns support many local business, supermarkets and both also benefit from a railway station on the Penzance /London mainline.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

### ENTRANCE HALLWAY

Fitted carpet, entrance matting, radiator, loft hatch, various doors leading off, door into...

### LOUNGE

Fitted carpet, radiator, two wall lights, double glazed bow window to the front, electric, feature fire with wooden mantle piece over. (There is a gas pipe connection for anyone requiring a gas fire).

### KITCHEN

Fitted with a range of shaker style, base and wall mounted kitchen units with roll top work surfacing over. Stainless steel one and a half bowl sink and drainer, with mixer tap. Glass display cabinet, laminate tile effect flooring, space for fridge/freezer and separate fridge. Radiator, built in cupboard with shelving. Four ring gas hob, oven and grill below, tiled splash back, integrated extractor above. Space for dishwasher, inset ceiling spot lights. Glass block feature to the rear, archway through to...

### CONSERVATORY

A good sized conservatory with laminate tile effect flooring, double glazed window to three sides, double glazed French doors to the side, and double glazed patio doors to other side. Radiator, ceiling mounted spot light rail, sliding door into...

### OFFICE

Laminate flooring, double glazed window to the side, Belfast style sink with tiled splash back, roll top work surface, wall cupboards. Door and step down into...

### UTILITY / OFFICE ROOM

Sloping ceiling, light and power connected, space for washing machine and tumble drier, roll top work surfacing over. This room has been converted from the former garage and can easily put back as a garage should a new owner require this.

### BEDROOM 1

Fitted carpet, radiator, double glazed window to the front, built in wardrobes and over bed storage cupboards.

### BEDROOM 2

Fitted carpet, radiator, double glazed window to the rear, with views of the garden and fields in the distance.

### SHOWER ROOM

Shower cubicle with sliding glass door, electric shower, tiled surround. Inset spot lights, lo level w/c wash hand basin with vanity unit below. Vinyl flooring, obscured double glazed window to the rear, radiator.

### ATTIC SPACE

Accessed via the hallway is a loft hatch with a pull down ladder which leads up to a partially converted attic space. Sloping ceiling with roof light to the rear, the space is loosely divided into two rooms with a gas fired boiler located in the far end room.

### OUTSIDE

The property is approached via a driveway proving offroad parking, this lead to the garage which has been converted to an office, but there is still some storage space which has been seperated off and is accessed via an up and over garage door. A paved pathway with steps lead to the front door. The front garden is low maintenance and laid to gravel.

### REAR GARDEN

The rear garden has been designed for low maintenance in mind, laid to gravel, paving and decking, enclosed by walling and fencing and offering a high degree of privacy. There is a raised pond, and steps leading to a raised wooden deck area with ample space for seating, enjoying far reaching views.

### SERVICES

Mains gas, electric, water and sewerage. The property is heated via a gas fired boiler, located within the attic.

### DIRECTIONS

From our Hayle office, turn left along Fore Street heading towards the



A30. At the Loggans Moor round about, take the second exit and continue past the petrol station, heading towards Connor Downs. Continue past the Turnpike Inn public house and petrol station and continue along this main road, the turning for Lowenac Crescent will soon be seen on your left hand side. Drive into the Crescent and bear round to the right and the property will soon be seen on your left hand side.

### AGENTS NOTE

Please note that planning permission has been passed for residential housing in the field directly behind the bungalow. Further information can be found on <https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/>

### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard 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: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway, On Street, and Private

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

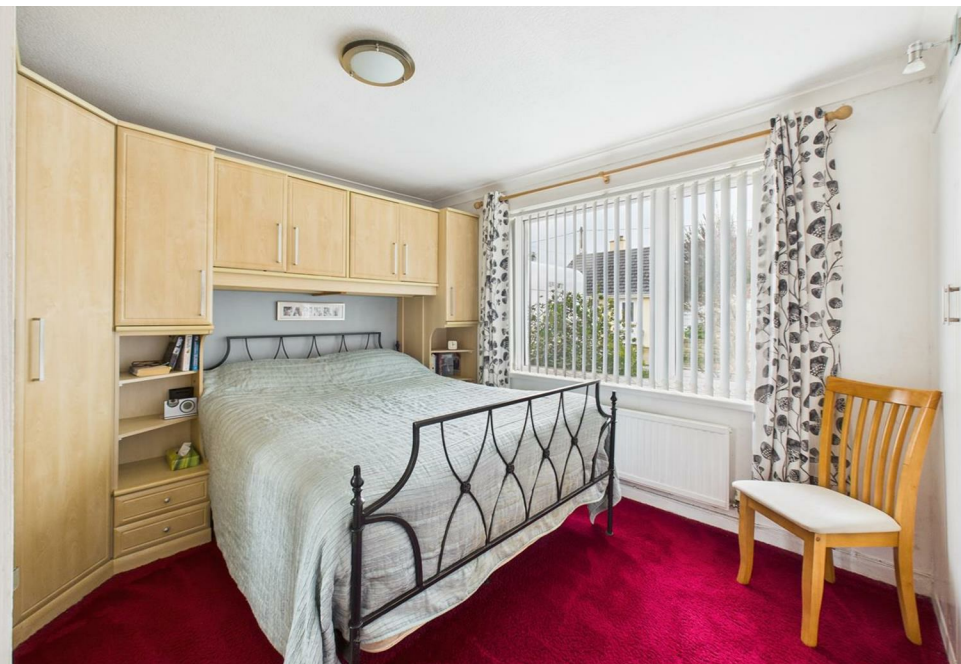
Historical flooding: No

Flood defences: No

Coastal erosion risk: No







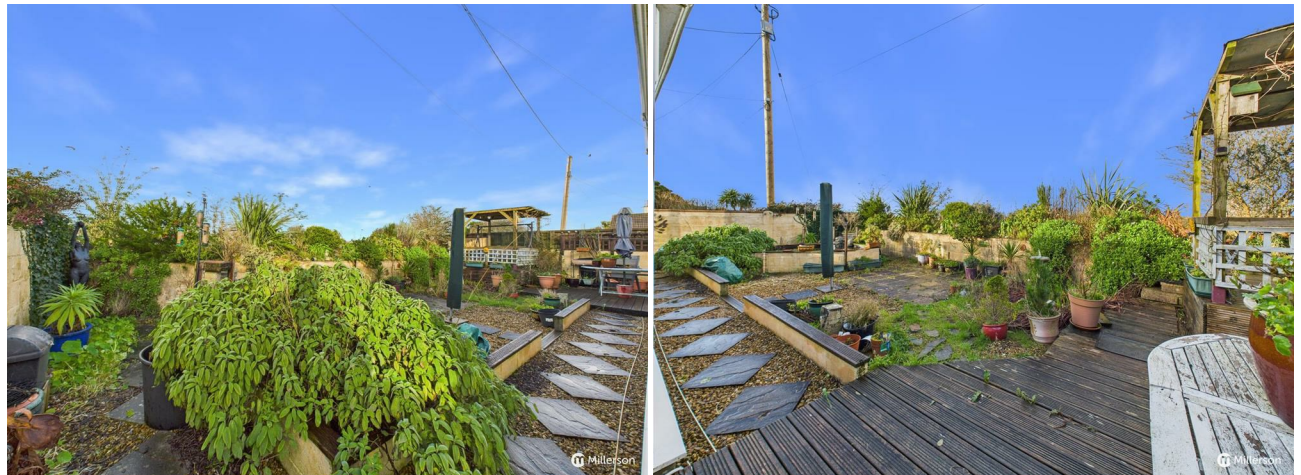
Lowenac Crescent, Connor Downs, Hayle, TR27 5DY

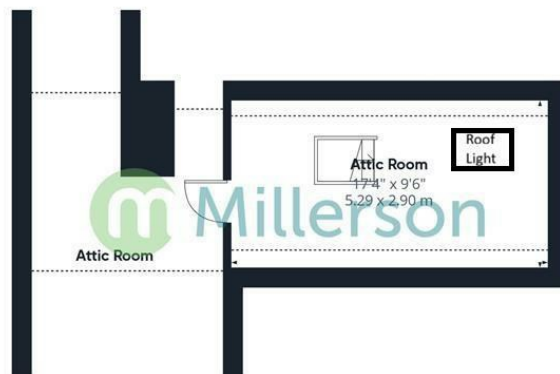
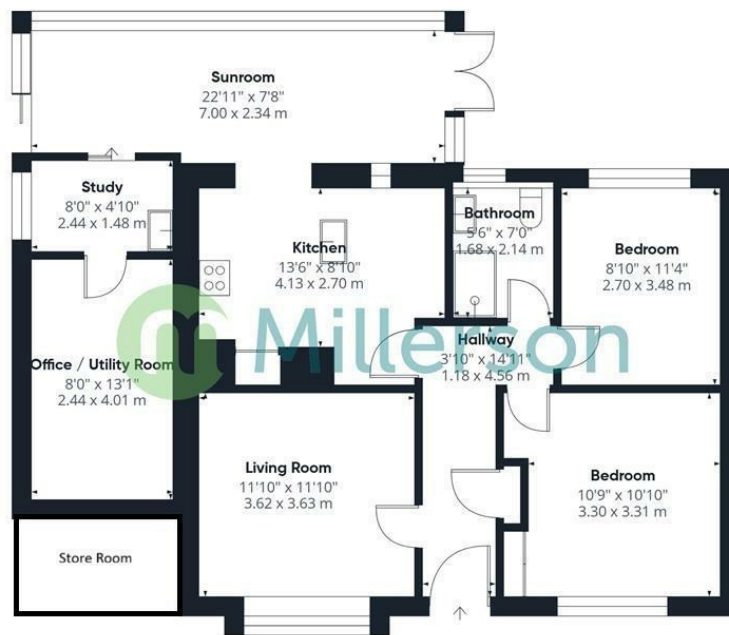


Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

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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.





#### Approximate total area<sup>m</sup>

1093 ft<sup>2</sup>

101.6 m<sup>2</sup>

#### Reduced headroom

30 ft<sup>2</sup>

2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

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

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

E: hayle@millerson.com

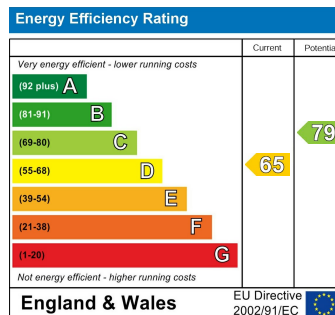
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