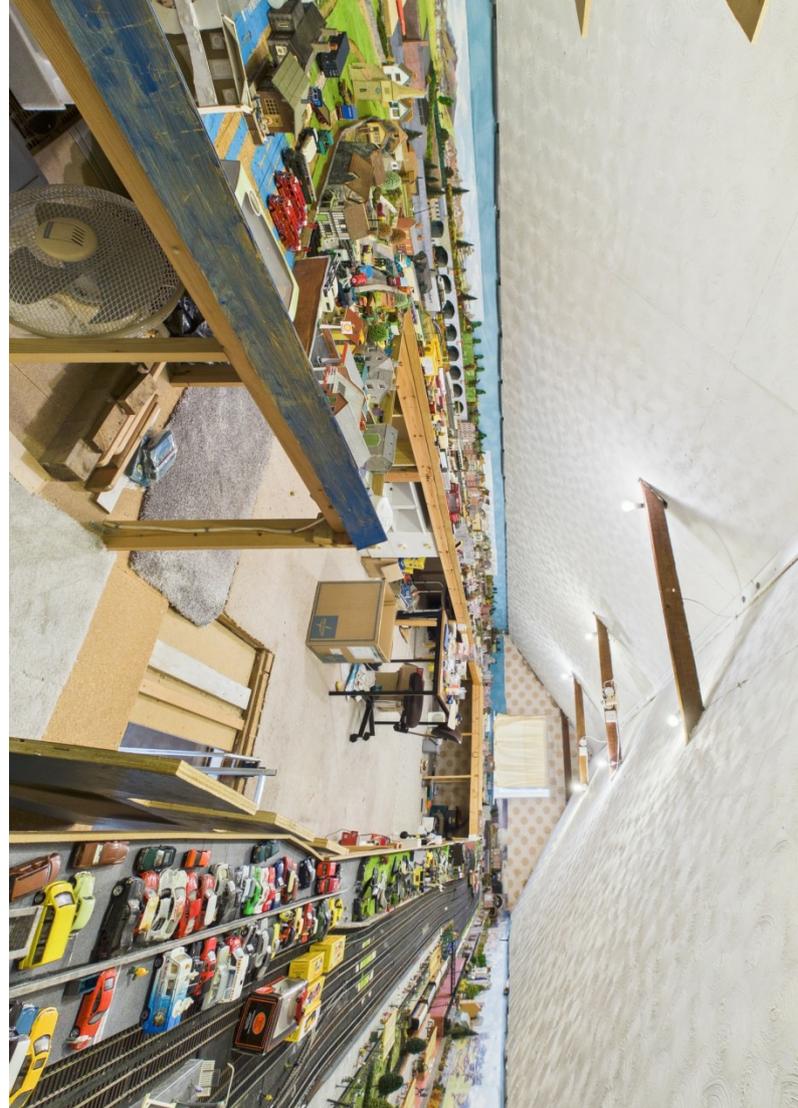




4 Dracaena Avenue, Hayle,
Cornwall, TR27 4LZ







4 DRACAENA AVENUE, HAYLE, CORNWALL, TR27 4LZ

£375,000 FREEHOLD

*** DETACHED BUNGALOW * THREE DOUBLE BEDROOMS * KITCHEN / DINING ROOM ***

*** LIVING ROOM * CONSERVATORY * SHOWER ROOM * DRIVEWAY PARKING ***

*** GARAGE * GARDENS FRONT AND REAR * USEFUL ATTIC SPACE ***

*** EPC = D * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 86 SQUARE METRES ***

Situated in a popular residential location on the edge of Hayle town is this nicely presented three bedroom detached bungalow. The property comprises a living room, kitchen/dining room, conservatory, three double bedrooms and a shower room. There is also a generous size attic space, ideal for conversion subject to any necessary permissions.. Externally there is parking to the front and side of the property leading to the garage, areas laid to lawn to the front and rear and a paved area to the rear of the garage. Due to the popularity of properties within the area, we would highly recommend an early appointment to view.

ENTRANCE PORCH: Double glazed windows to the front and side, tiled floor. Door to:

HALL: Radiator, thermostat, built in storage cupboard.

LIVING ROOM: 13' 7" x 12' 3" (4.14m x 3.73m) Double glazed windows to the front and side with views towards Hayle Towans, radiator, fireplace (not in use).

KITCHEN / DINING ROOM: 16' 9" x 12' 4" (5.11m x 3.76m) Range of base and wall mounted units, single bowl sink unit with mixer tap and drainer, electric oven and hob, space for dishwasher and washing machine, cupboard housing wall mounted combination boiler, tiled floor, double glazed window and doors to the conservatory, radiator, access to attic space.

ATTIC SPACE: 36' 4" x 13' 6" maximum (11.07m x 4.11m) Double glazed window to one end, power.

CONSERVATORY: 15' 2" x 7' 7" (4.62m x 2.31m) Glazed to three sides, polycarbonate roof, tiled flooring, double glazed French doors to the rear.

BEDROOM ONE: 13' 11" x 9' 9" maximum (4.24m x 2.97m) Double glazed window to the rear, radiator, pedestal sink with tiled splashback and cupboard over.

BEDROOM TWO: 10' 8" x 10' 7" maximum (3.25m x 3.23m) Double glazed window to the front, radiator, pedestal sink with cupboard over.

BEDROOM THREE: 12' 3" x 8' 10" (3.73m x 2.69m) Double glazed window to the rear, radiator, pedestal sink with tiled splashback and cupboard over.

SHOWER ROOM: 6' 7" x 5' 9" (2.01m x 1.75m) Modern suite comprising double size shower cubicle with sliding glazed doors, pedestal wash hand basin, low level w.c., heated towel rail, extractor fan.

OUTSIDE: To the front of the property there is driveway parking for two/three vehicles leading to the garage. There is also a garden laid to lawn to the front with access around to the rear garden which again is mostly laid to lawn with a further area to the rear of the garage laid to patio.

GARAGE: 19' 5" x 8' 5" (5.92m x 2.57m) Wooden doors to the front, power and light, sliding patio doors and window to the side, corrugated roof.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was good. The property is constructed of block under a concrete tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

DIRECTIONAL NOTE: Via What3Words: ///adopt.promoted.vaulting

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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