



Grist Lane  
Angarrack  
Hayle  
TR27 5HZ

Offers In The Region Of  
£370,000

- THREE BEDROOM DETACHED BUNGALOW
- SOLD WITH NO ONWARD CHAIN
- LOVELY VIEWS OUT OVER THE VILLAGE
- PARKING AND SIDE STORE AREA
  - LARGE INTEGRAL GARAGE
  - MATURE GARDENS
  - VIEWS OF THE VIADUCT
  - CENTRE OF THIS POPULAR VILLAGE
- CONVENIENT FOR HAYLE TOWN AND LOCAL BEACHES
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1056.00 sq ft



3



1



1



D60

### PROPERTY DESCRIPTION

A spacious three bedroom detached bungalow requiring a degree of modernisation, located in an elevated position overlooking the village. Accommodation comprises; entrance porch, hall, lounge, kitchen/diner, rear conservatory, three bedrooms and bathroom. To the front of the property is a wide parking area leading to the large integral garage. Mature gardens surround the property with small lawn area and enclosed rear garden with views of the viaduct.

### LOCATION

Angarrack is a highly regarded and popular village which is famed for its Christmas lights, and local pub, The Angarrack Inn. The most prominent landmark within the village is the Angarrack Viaduct: an eleven arch granite structure carrying the Cornish main railway line across the valley. The village is well placed for access to the A30 and nearby towns such as Hayle and Camborne, which both offer Primary and Secondary Schools, large brand supermarkets and several independent shops. The stunning beaches area also short drive away.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

#### ENTRANCE PORCH

Double-glazed double Upvc doors opening into:

#### ENTRANCE HALL

With parquet wood flooring, electric wall-mounted heater, door to:

#### LOUNGE

With large double-glazed window overlooking the village, five wall light points, ample power points, TV ariel point, pine panelled ceilings with coving.

#### KITCHEN/DINER

A large kitchen/diner with wood block flooring, range of wood-fronted units including cupboards and drawers, space for fridge, freezer, and free standing cooker, worktops, inset one and half bowl sink unit with drainer and mixer taps, double-glazed window to rear aspect, decorative tiling to splashback, various wall cabinets including a glass-fronted cabinet, pine ceiling. Dining Area, with built-in cupboard, double-glazed French doors to rear aspect, wall-mounted electric room heater, double-glazed door to:

#### REAR CONSERVATORY

Double-glazed to three sides, plumbing for washing machine, double-glazed door to rear garden and views of the viaduct.

#### BEDROOM ONE

Large double-glazed window to front aspect with views out over the village, electric wall-mounted room heater, range of built-in wardrobes by Sharps and less than a year old, ample power points.

#### BEDROOM TWO

Double-glazed window to rear aspect, wall-mounted electric room heater, built-in double wardrobe, ample power points.

#### BEDROOM THREE

Double-glazed window to front aspect, wall-mounted electric room heater.

#### BATHROOM

With modern bathroom suite comprising; panelled bath with electric shower over, shower screen, wash basin inset into vanity unit, low level WC with concealed cistern, tiled walls, wall-mounted ladder-style electric room heater, built-in airing cupboard with immersion tank. Underfloor heating. obscure double-glazed window to rear.

#### OUTSIDE

To the front is a wide tarmac drive leading to the garage. To the side is a flat area idea for storage of small trailer, boats/canoes etc, steps leading up to the formal front gardens which are stocked with a range of shrubs and small trees, side gate leading into the small side garden with path continuing into the rear level enclosed garden which is low maintenance and with views of the viaduct.

#### SERVICES

Mains Water, Electricity, Drainage. Electric heating. Immersion tank in bathroom. Council Tax band 'D'

#### PARKING AND GARAGE

To the front of the property is a tarmac drive providing ample parking for at least two cars leading to the large garage with up and over door, power and light and window to rear.

#### DIRECTIONS

From our office in Hayle, turn left along Fore Street, heading out of Hayle towards the A30. At the Loggans Moor roundabout take the third exit and at the mini roundabout take the first exit onto Marsh Lane, travel along this road into the village of Angarrack. The property will soon be seen on your right-hand side.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

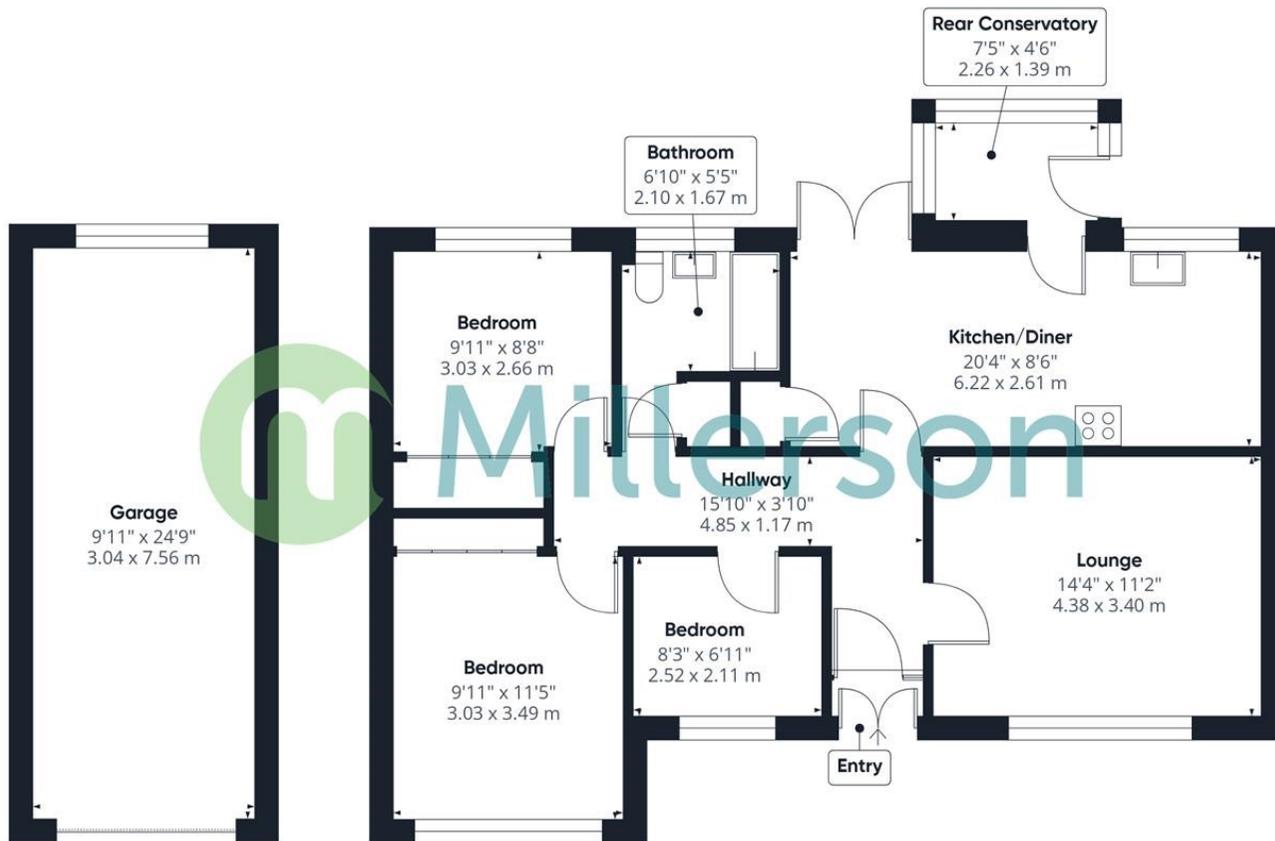


Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: None is installed.  
Heating features: Double glazing, Underfloor heating, and Night storage  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Driveway and Garage  
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  
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>  
1056 ft<sup>2</sup>  
98.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(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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