



ANDREW EXELBY
ESTATE AGENTS



Leedstown, Hayle TR27

Hayle



Guide Price

£375,000

Tenure: Freehold

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

- FOUR BEDROOM DETACHED HOME
- LOCATED WITHIN THE VILLAGE OF LEEDSTOWN
- UPVC DOUBLE GLAZING
- LPG CENTRAL HEATING
- DRIVEWAY PARKING AND GARAGE
- GOOD SIZE ENCLOSED REAR GARDEN
- PEACEFUL NO THROUGH ROAD
- EPC RATING E42 / COUNCIL TAC BAND - C

DESCRIPTION

A four bedroom detached dormer bungalow that can be found along a peaceful private no through road within the village of Leedstown. This family home benefits from uPVC double glazing, a good size enclosed rear garden and driveway parking for one vehicle along with a garage.

The home is warmed via an LPG boiler with accommodation in brief comprising sitting room, kitchen/dining room, two double bedrooms (of which one is en-suite) to the ground floor with the further two bedrooms and bathroom to the first floor.

This property must be viewed to be appreciated so an early inspection is highly recommended.

LOCATION

The property enjoys a tucked away location within the hugely convenient village of Leedstown. To the north are the towns of Camborne and Redruth whilst to the east is the nearby market town of Helston, widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Goldsithney, Marazion and Penzance whilst to the west lies Hayle, St Ives. Leedstown offers primary schooling along with a traditional public house and an active community hall with nearby Townshend benefitting from a well stocked farm shop.

uPVC obscure double glazed door to...

ENTRANCE HALLWAY

Wood effect flooring. Stairs rise to first floor. Doors to...

SITTING ROOM - 3.86m x 3.23m (12'7" x 10'7")

uPVC double glazed window to front. Inset wood burning stove. Radiator.

BEDROOM THREE - 3.3m x 3.01m (10'9" x 9'10")

uPVC double glazed window to front. Built in wardrobe. Radiator.

BEDROOM FOUR - 3.04m x 2.75m (9'11" x 9'0")

Skylight roof window. Built in wardrobe. Radiator. Sliding door to...

ENSUITE SHOWER ROOM - 3.04m x 1.74m (9'11" x 5'8")

uPVC obscure double glazed window to rear. Corner shower cubicle with tiled surrounds and electric shower over. Low level WC. Pedestal wash hand basin. Tiled





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KITCHEN/DINING ROOM - 5.6m x 3m (18'4" x 9'10")

uPVC double glazed windows to front and rear. uPVC Work surface area with an inset stainless steel sink & below. Space for electric oven with stainless steel ca for dishwasher. Tiled surrounds. Cupboards above. S fridge/freezer within the dining area. Radiator.

REAR PORCH - 2.18m x 1.48m (7'1" x 4'10")

uPVC double glazed door gives access to the rear ga windows to rear and side. Space for washing machin

FIRST FLOOR



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ANDREW EXELBY

St Just

Bank House Bank Square St Just Penzance TR19 7HH

01736 697 414

hello@andrewexcelby.co.uk

<https://www.andrewexcelby.co.uk>