

Cledma Bank

St. Erth

TR27 6HH

Asking Price £385,000

- THREE BEDROOM REVERSE LEVEL CHALET BUNGALOW
  - NO ONWARD CHAIN
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER AND WALK IN WARDROBE
  - GOOD SIZED GARDEN
- FAR REACHING RURAL VIEWS
  - OPEN PLAN LOUNGE/KITCHEN/DINER
- POPULAR VILLAGE LOCATION
  - AMPLE OFF ROAD PARKING
  - A MUST SEE PROPERTY!
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1042.00 sq ft



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#### PROPERTY DESCRIPTION

A well presented three bedroom, reverse level chalet style bungalow, situated within a tucked away location, on the outskirts of St. Erth enjoying distant rural views.

The accommodation briefly comprises, entrance hallway, three bedrooms (principal bedroom with ensuite shower room and walk in wardrobe) family bathroom and separate utility room with access onto the rear garden. From the entrance hallway, a staircase leads up to an superb open plan living room, with a spacious and well appointed kitchen/diner. Outside there is ample off road parking and a large enclosed rear garden with two useful block built storage sheds.

#### LOCATION

St Erth is a highly regarded village with a real sense of community centred round its ancient parish church and public house. St Erth village has a good mix of properties, with a local shop, a popular junior school and a nearby main line rail link with the Penzance to Paddington line. The town of Hayle is around one mile away, the market town of Penzance on the edge of Mounts Bay is around seven miles away and the picturesque harbour town and resort of St Ives is approximately five miles away.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measure by LIDAR)

Entrance door opening into...

#### ENTRANCE HALLWAY

Part tiled flooring, engineered oak flooring, radiator, inset ceiling spot lights, carpeted staircase to first floor level, useful understairs storage cupboard, various doors leading off.

Door to...

#### BEDROOM

Oak engineered flooring, radiator, double glazed window to the front, with slate window cill, inset ceiling spot lights, door to walk in wardrobe with fitted hanging rail with shelving above, inset ceiling spot lights, radiator.

#### ENSUITE SHOWER ROOM

Corner shower cubicle with mains fed shower, tiled surround, low level w/c with push button flush, double glazed window to the rear with slate cill, radiator, wall mounted wash hand basin, with monobloc tap, tiled splash back, shaver socket, tiled flooring, inset ceiling spot lights, ceiling mounted extractor fan.

#### UTILITY ROOM

Tiled flooring, space for washing machine, wall mounted cupboards, radiator, door leading to rear garden, floor mounted oil fired boiler, ceiling mounted extractor fan.

#### FAMILY BATHROOM

Panel enclosed bath with mains fed shower over, shower screen, tiled surround, pedestal wash hand basin with mixer tap, double glazed window to the rear, radiator, tiled flooring, inset ceiling spot lights, low level w/c with push button flush, tiled walls.

#### BEDROOM

Oak engineered flooring, radiator, double glazed window to the rear with slate cill, inset ceiling spot lights.

#### BEDROOM

Oak engineered flooring, double glazed window to the front with slate cill, inset ceiling spot lights.

Carpeted stairs with Velux roof light, inset wall lights, leading to...

#### OPEN PLAN LOUNGE/KITCHEN/DINER

A most spacious open plan living space with vaulted ceiling, inset ceiling spot lights.

Kitchen/diner: oak flooring, fitted with a range of base and wall mounted kitchen units with roll top granite effect work surface over.

Neff four ring electric hob, Neff extractor above, Neff oven below. Glass display unit, stainless steel one and a half bowl, sink and drainer with mixer tap, two Velux roof lights to the front enjoying far reaching views, radiator.

Large Velux window to the rear enjoying views of the rear garden, oak engineered flooring.

Lounge: two large, feature Velux roof lights to the front, enjoying delightful far reaching rural views, two radiators, inset ceiling spot lights.

#### OUTSIDE

Situated across from the property is a large gravelled driveway, providing offroad parking for several cars. Behind the parking area is a good sized garden, requiring cultivation.

To the side of the property, there is a gravel driveway which leads to the rear of the property.

#### REAR GARDEN

Paved patio area with ample space for table and chairs. Steps lead up to good sized garden, laid to lawn with fruit trees, palms and two block built sheds. The garden enjoys a high degree of privacy and is enclosed by walling and fencing.

#### AGENTS NOTE

There is lapsed planning for the construction of a detached garage with storage room above. Further information can be obtained via the Cornwall planning portal [www.planning.cornwall.gov.uk](http://www.planning.cornwall.gov.uk). Planning reference number: PA11/06016

#### SERVICES

Mains water, drainage and oil fired central heating provided via a boiler located in the utility room.



## DIRECTIONS

From our office in Hayle, turn right and proceed along Fore Street, Commercial Road and Penpol Terrace. Pass under the railway viaduct and take the first exit at the roundabout. Continue past the White Hart Hotel on your left and up Foundry Hill, continue up the hill and along Mellanear Road, take the second turning on the right onto Water Lane. At the junction turn left and take the next left onto Cledma Bank. The property will soon be seen at the top of this lane.

## MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

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: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Property has land on both sides of private driveway.

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



Cledma Bank, St. Erth, TR27 6HH

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.





Floor 0



Floor 1



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

1042 ft<sup>2</sup>  
96.9 m<sup>2</sup>

**Reduced headroom**

132 ft<sup>2</sup>  
12.3 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

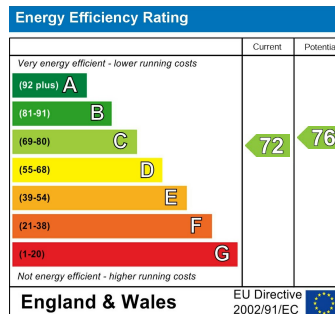
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