



Kensa Way,
Gwithian Road
Connor Downs
Hayle

Offers In The Region Of
£385,000

- BEAUTIFULLY PRESENTED BUNGALOW
 - NEW KITCHEN
 - VAULTED CEILINGS
 - INTEGRAL GARAGE
 - RECENTLY INSTALLED SHOWER ROOM
 - LEVEL GARDENS
- GAS CENTRAL HEATING
 - CONSERVATORY
 - THREE BEDROOMS
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 807.00 sq ft



PROPERTY

A beautifully presented three bedroom detached bungalow with the benefit of gas central heating with accommodation that comprises entrance hall, lounge, modern kitchen, utility room, conservatory, three bedrooms, modern shower room and integral garage with electric roller door. Outside there are level garden with small grass area to side driveway, pathway leading to the rear enclosed easily maintained garden with chippings, a greenhouse and garden shed and outside tap.

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.

ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR.

ENTRANCE HALLWAY

Attractive tiling at the immediate entrance, panelled radiator, shelved storage cupboard, loft hatch with access to insulated loft with Worcester gas boiler and a brand new pressure hot water cylinder (fitted October 2025). Glazed doors to kitchen and :

LOUNGE

Double glazed boxed bay window to front aspect. feature vaulted ceilings with inset spotlights, panelled radiator, ample power points, engineered oak flooring, TV ariel point, arch way with slate archway leading to:

KITCHEN

A very recently fitted kitchen in dark navy with an extensive range of base units, built in fridge, built in dish washer, built in oven, four ring induction hob, composite sink unit with drainer and mixer taps over,, 'Dekton' composite stone effect work tops, various wall units, vaulted ceilings and inset spot lights glazed door to:

UTILITY ROOM

Half glazed door to rear garden, Shaker style base and all units with wood effect work tops, space for washing machine, single drainer and stainless steel sink unit, tiled splash back, tiled floor and door to garage and :

CONSERVATORY

Double glazed windows to three sides, laminate flooring, double glazed French doors to side lawn.

BEDROOM ONE

Double glazed window to rear aspect, skimmed ceilings, power points, panelled radiator.

BEDROOM TWO

Double glazed window to front aspect, panelled radiator, ample power points.

BEDROOM THREE

Double glazed windows to front aspect, skimmed ceilings, ample power points, panelled radiator.

SHOWER ROOM

Recently renovated shower room with modern tiling, large shower cubicle, heated ladder style towel rail, tiled floor, close coupled WC, wash basin, double glazed window to rear aspect.

GARAGE

Remote controlled electric door, power and light, storage in loft area, pedestrian door to utility room.

OUTSIDE

To the front there is a drive providing a parking space, side level lawn area and path leading to the enclosed level garden with paving, area with chippings, greenhouse, timber garden shed.

SERVICES

Main water, electricity, mains drainage, mains gas. (There are owned solar panels on the roof but these not functional). Council Tax band 'D'

DIRECTIONS

From the centre of Hayle proceed East towards Camborne, once you get to the main A30 Loggans Roundabout, take the second exit towards Connor Downs, proceed up the hill, enter the village of Connor Downs, go through the village, past the pub, garage, and as you almost leave the village, there is a main crossroads, turn left towards Gwithian, and then next left into Kensa Way and the property will be found on the 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

Electricity supply: Mains electricity

Solar Panels: No

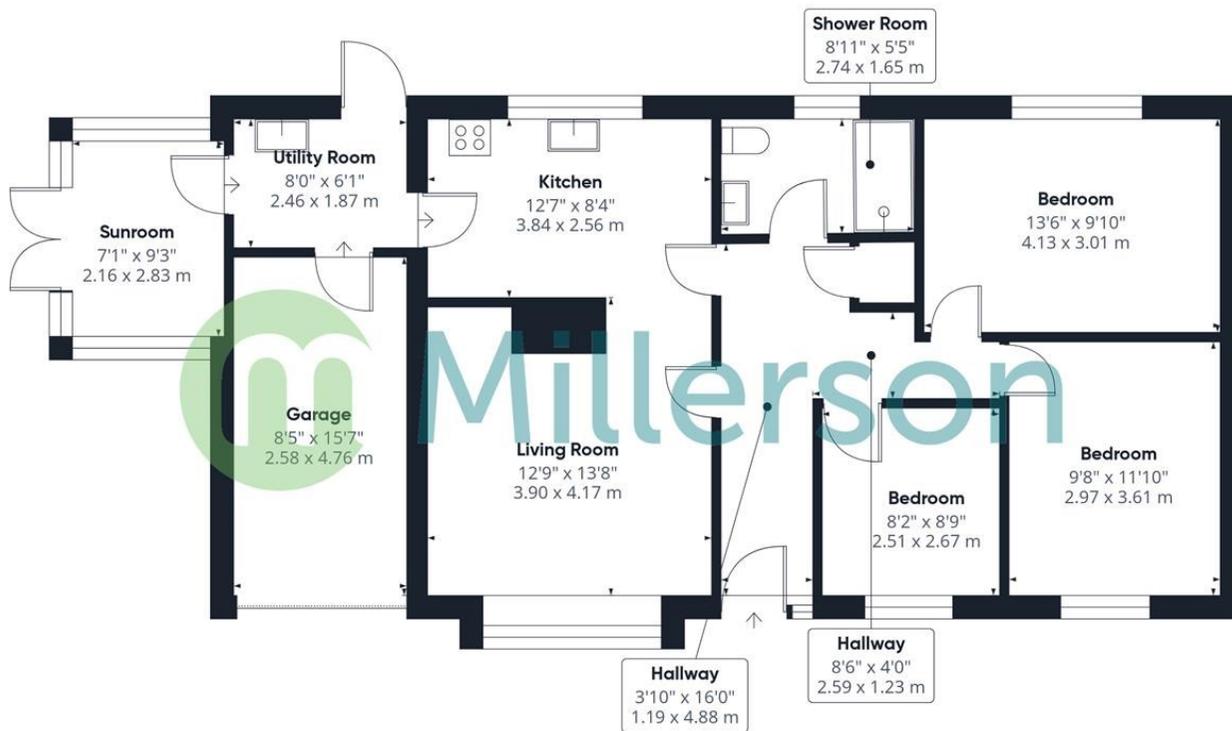


Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Garage and Driveway
Building safety 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^m
1007 ft²
93.7 m²

(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

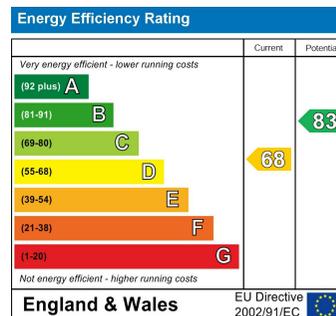
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