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Sales & Lettings

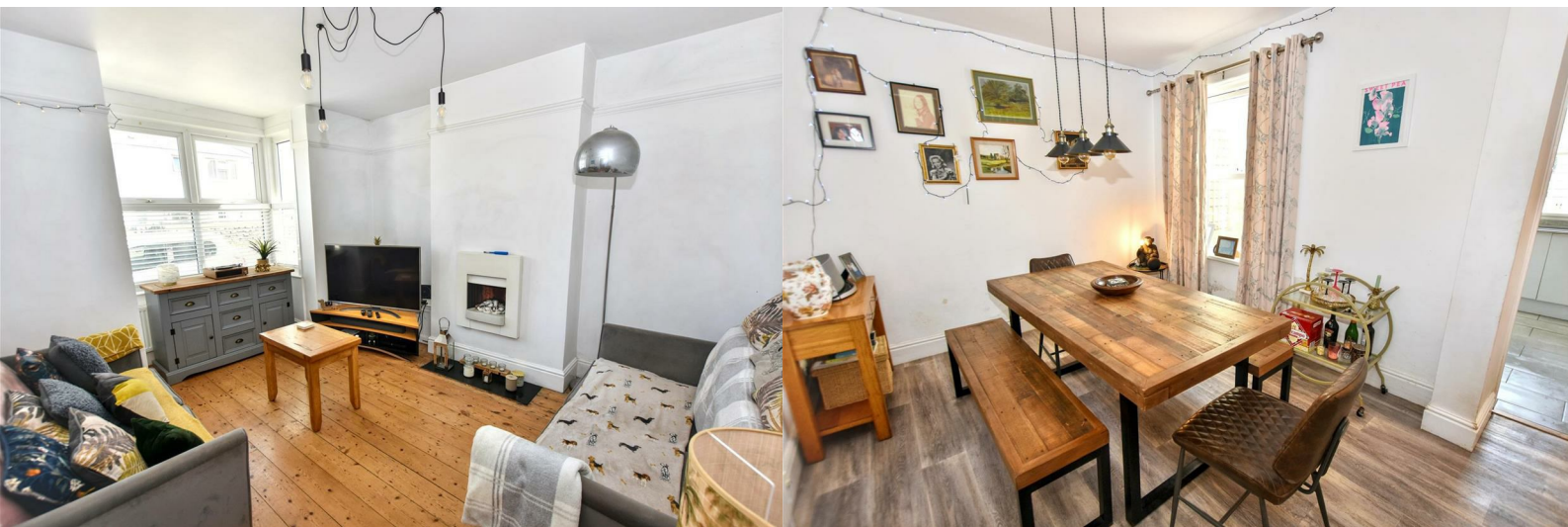


Ashleigh Villa, 28 Turnpike Road

Connor Downs, Hayle, TR27 5DT

£299,950

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Situated in this popular village, Ashleigh Villa is a semi detached house offering three bedroomed accommodation. There are two separate reception rooms, a well appointed kitchen and a first floor bathroom. It has a gas fired heating system complemented by double glazing. The property also has two, most likely original cast fire surrounds in two of the bedrooms. Externally there is a small area to the front with a gateway and to the rear a very private patio area offering a good degree of privacy. A pathway then leads to a surprisingly large and well enclosed lawned rear garden offering plenty of scope with a useful storage shed. We do feel this garden certainly would be of interest to anyone needing a good amount of lawned space. Connor Downs offers shopping facilities, a garage and a well known local public house. Bus services are available, the town of Hayle is within perhaps two miles and the north coast is within three miles.

ENTRANCE VESTIBULE

With a upvc door and an attractive obscure dimple glazed door to:

HALLWAY

Stairs to the first floor with storage beneath and a radiator.

LOUNGE

11'4" x 14'2" (3.47m x 4.32m)

A rectangular bay, a fitted gas fire and surround. Two alcoves, one with a built-in cupboard housing the gas meter. Radiator.

DINING ROOM

9'5" x 9'9" (2.89m x 2.99m)

Radiator and storage facilities. Access to:

KITCHEN

8'11" x 9'5" (2.73m x 2.88m)

Well appointed and thoughtfully laid out with a single drainer sink unit plus a good array of working surfaces with cupboards and drawers beneath. Built-in oven, grill and hob. Tiled floor and space for white goods. Electric meter cupboard.

FIRST FLOOR

BEDROOM 1

8'9" x 14'2" (2.67m x 4.34m)

Rectangular bay, a cast fireplace and a radiator.

BEDROOM 2

9'6" x 9'8" (2.90m x 2.96m)

A radiator and a cast fireplace.

BEDROOM 3

5'8" x 9'5" (1.75m x 2.88m)

With a radiator.

LANDING

Cupboard with bi-fold doors housing a Baxi gas combination boiler.

BATHROOM

8'10" x 9'7" (2.71m x 2.93m)

Panelled bath plus a separate corner shower cubicle with a mains shower unit. Pedestal wash hand basin and a wc. Pine flooring and a ladder radiator. Partial wall tiling.

OUTSIDE

There is a small area to the front with a pedestrian gate leading to the front door. There is also on street parking. To the rear there is a generous paved patio area offering a good degree of seclusion with one side being

bordered by the wall of the chapel. There is a side pedestrian gate where number 28 has a right of way for bins etc over number 30. An area then leads to a surprisingly large lawned garden being well enclosed and in our opinion offering much scope with a STORAGE SHED 2.26m x 3.48m (7'5 x 11'5).

- Good outdoor & indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

DIRECTIONS

Travelling west on the A30 take the second Camborne exit and follow the signs to Connor Downs. Entering the village continue along and you will see a chapel on the left and the property is next door.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor, O2



Road Map



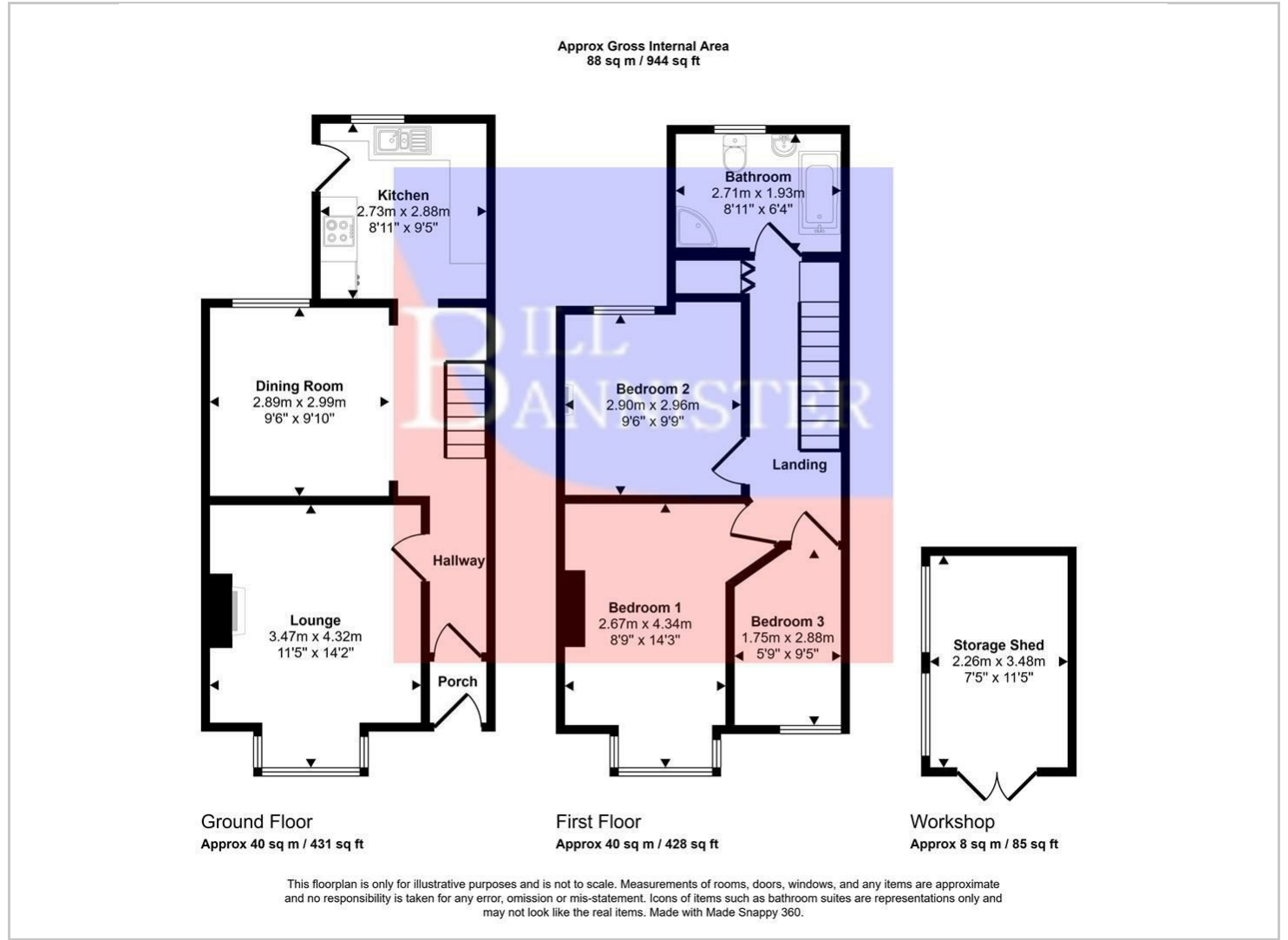
Hybrid Map



Terrain Map



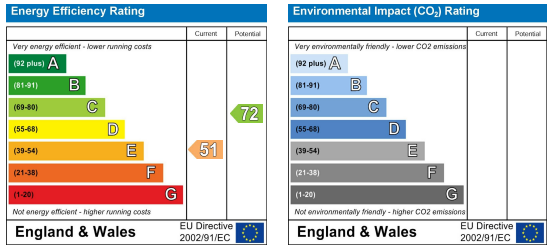
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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