

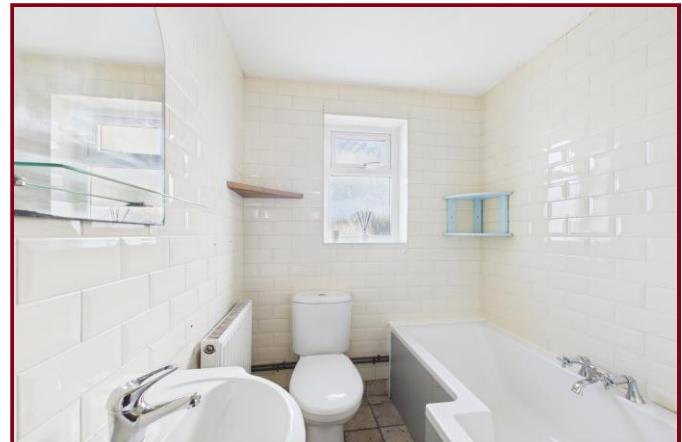


Connor Downs,
Hayle



MAP estate agents
Putting your home on the map

**£195,000
Freehold**





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Property Introduction

Offered to the market with no onward chain, this traditional cottage offers well proportioned accommodation. At ground floor level there is a lovely sitting room with a beamed ceiling and wood burner, kitchen and a bathroom. Upstairs on the first floor there are two bedrooms.

The cottage is double glazed and warmed via gas central heating to radiators.

To the outside at the rear there is a generous lawned garden with a gate leading to a vehicular right of way - giving potential for off-road parking (subject to any necessary permissions) at the end of the garden.

We feel this makes a charming first home!

Location

The village of Connor Downs is within a short drive of Hayle and Camborne and within easy access to the A30 trunk road. Connor Downs has a lovely community feel with the hub being the Turnpike Inn Public House. There is a primary school, doctor's surgery, garage with convenience store and close by, one will find the Trevaskis Farm complex with a restaurant where you can pick your own fruit and vegetables and there is also a farm shop.

The nearby town of Hayle is approximately two miles distant and here, one will find primary and secondary schooling, a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington or Penzance in the other direction.

ACCOMMODATION COMPRISSES

Glass panelled composite entrance door opening into:-

LIVING ROOM 12' 1" x 9' 9" (3.68m x 2.97m) plus recesses

Double glazed window to the front elevation with window seat. Feature wood burner on a slate hearth with brick surround. Radiator. Beamed ceiling. Opening to:-

KITCHEN 10' 6" x 9' 3" (3.20m x 2.82m) plus door recess

Fitted with a range of grey high gloss wall cupboards and separate base units with solid wood worktops over incorporating an inset electric hob and electric oven under. Belfast sink unit. Double glazed window to the rear with deep slate sill. Staircase rising to the first floor. Radiator. Door to:-

REAR LOBBY

Double glazed glass panelled door to the rear garden. Storage cupboard housing gas combination boiler and plumbing for washing machine. Door to:-

BATHROOM

Fitted with a white suite comprising low level WC, wash hand basin and P-shaped bath with electric shower and screen over. Complementary wall tiling. Radiator. Ceramic tiled floor. Inset spotlights. Double glazed obscure window to rear.

From kitchen staircase rising to:-

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 11' 9" x 10' 3" (3.58m x 3.12m)

Wood flooring with rope edging. Radiator. Access hatch to loft space. Double glazed window to the front with deep sill.

BEDROOM TWO 9' 8" x 7' 3" (2.94m x 2.21m) plus recess

Double glazed window to the rear with a pleasant outlook over the garden and surrounding countryside. Radiator. Alcove storage with hanging rail.

OUTSIDE

To the rear there is a small gravelled space and a fully enclosed garden with walled and fenced surround. Mainly laid to lawn with small deck and a gate to the rear lane.

SERVICES

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

AGENT'S NOTE

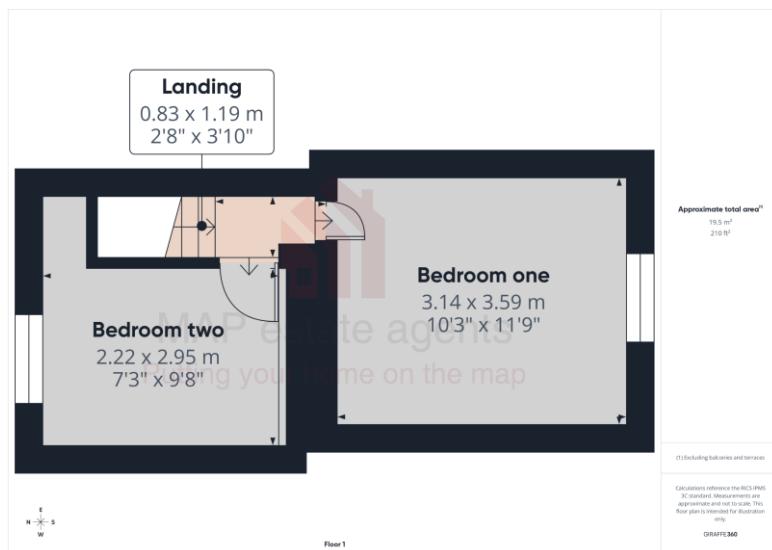
The Council Tax band for the property is band 'B'.

DIRECTIONS

Proceeding out of Hayle on Connor Hill, upon reaching the village of Connor Downs, the property will be identified a few doors along on the left-hand side. If using What3words:-courier.pickle.approvals



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Character cottage
- Two bedrooms
- Ground floor bathroom
- Gas central heating
- Double glazing
- Lounge with wood burner
- Generous rear garden
- Offered for sale with no onward chain

01209 243333 (Redruth & Camborne)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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