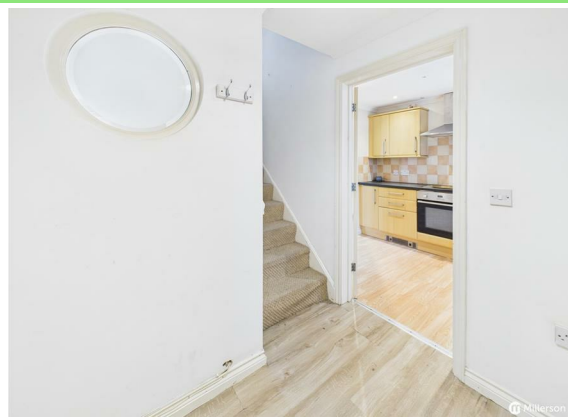




Rosewarne Park  
Connor Downs  
Hayle  
TR27 5LJ

Asking Price £200,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- ALLOCATED PARKING SPACE
- OPEN PLAN KITCHEN/ DINER / LOUNGE
- DOWNSTAIRS WASHROOM
- IDEAL FIRST TIME BUY
- LAID TO LAWN, ENCLOSED, REAR GARDEN
- COUNCIL TAX BAND B
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 660.00 sq ft



3



2



1



C71

### Property Description

Located in the sought-after Rosewarne Park development in Connor Downs, Hayle, this well-proportioned three-bedroom terraced home presents a fantastic opportunity for buyers looking to put their own stamp on a property. With approximately 660 square feet of living space, it's ideal for families, and first-time buyers.

Inside, the home offers a spacious reception room that provides a welcoming space for both relaxing and entertaining. There are also two bathrooms, adding convenience for everyday family life. While the property would benefit from some cosmetic updating, it offers excellent potential to create a comfortable and stylish modern home.

To the rear, an enclosed lawned garden provides a peaceful outdoor space—perfect for children, pets, or summer gatherings. The home also benefits from one allocated parking space and visitor parking.

Set within a quiet residential cul-de-sac, and just a short drive from local amenities, schools, and beaches, this property combines the appeal of village living with easy access to nearby towns. Offered with no onward chain, this is an exciting opportunity to make a home your own in a well-connected and popular location.

### Location

Rosewarne Park is a modern residential cul-de-sac situated in Connor Downs, Hayle (TR27 5LJ). Nestled in a quiet, semi-rural setting with gentle elevation, the area offers a peaceful lifestyle while remaining well-connected via the nearby A30 to Hayle, Camborne, and wider Cornwall. Residents benefit from a range of nearby amenities including Connor Downs Academy (primary school), a convenience shop and petrol station, The Turnpike Inn pub, and Trevaskis Farm for fresh local produce and dining. The area is also within easy reach of the coast, with Gwithian Beach just a short drive away.

### The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

### Ground Floor

The property is approached via a covered porch which is perfect for storing coats, shoes and recycling bags with its already built in timber shelving.

Front door leads into the:

### Entrance Hallway

Skimmed ceiling. Coving. Consumer unit. Smoke sensor. Night storage radiator. Ample power sockets. Laminate flooring. Skirting.

Doors leading to:

### Kitchen

Double glazed window to the front aspect. Skimmed ceiling. Recessed

spotlights. Extractor fan. Range of wall and base fitted units with roll edge worksurfaces and tiled splashback. Integrated stainless steel sink with drainer and mixer tap. Integrated oven/grill, extractor hood and electric hob (new one being installed September 2025). Space and plumbing for freestanding washing machine. Ample power sockets. Laminate flooring. Skirting.

Open plan leading through to:

### Dining Area

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Night storage radiator. Ample power sockets. Understairs storage cupboard. Laminate flooring. Skirting

Opening leading through to:

### Living Area

Skimmed ceiling. Coving. Night storage radiator. Ample power sockets. Aerial and broadband connection points. Laminate flooring. Skirting. Double glazed patio doors leading to the rear garden.

### Downstairs W/C - Shower Room

Double glazed frosted window to the front aspect. Skimmed ceiling. Coving. Extractor fan. W/C. Wash basin with tiled splashback. Mirrored vanity cupboard. Corner, tiled, shower unit. Electric towel radiator. Vinyl flooring. Skirting.

### First Floor

Landing - Double glazed window to the rear aspect. Skimmed ceiling. Coving. Smoke sensor. Loft hatch. Ample power sockets. Carpeted flooring. Skirting.

Doors leading to:

### Bedroom One

Double glazed window to the front aspect. Skimmed ceiling. Coving. Ample power sockets. Built in wardrobes with sliding doors. Electric wall mounted radiator. Carpeted flooring. Skirting.

### Bedroom Two

Double glazed window to the front aspect. Skimmed ceiling. Coving. Ample power sockets. Built in wardrobes with sliding doors. Electric wall mounted radiator. Airing cupboard housing hot water tank. Carpeted flooring. Skirting.

### Bedroom Three

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Ample power sockets. Electric wall mounted radiator. Carpeted flooring. Skirting.

### Family Bathroom

Double glazed frosted window to the rear aspect. Skimmed ceiling. Coving. Extractor fan. Partially tiled. W/C. Wash basin. Shaver point. Mirror



vanity cupboard. Corner bath with shower attachment over. Wall mounted electric towel radiator. Vinyl flooring.

### Outside

To the rear there is a mainly laid to lawn enclosed garden with side flower bed and patio seating area with the additional benefit of a rear access gate which leads to a shared pedestrian pathway.

### Parking

There is one allocated parking space and additional for visitors on a first come first served basis.

### Services

The property is connected to mains water and electricity with the hot water tank located in bedroom two within the airing cupboard. The property falls within Council Tax Band B and is Freehold tenure. There is a private drainage system in place for the estate.

The vendor informs us that there is a service charge of approximately £51.64 per month, which includes grounds maintenance, sewerage processing/maintenance and upkeep of the parking areas on the estate.

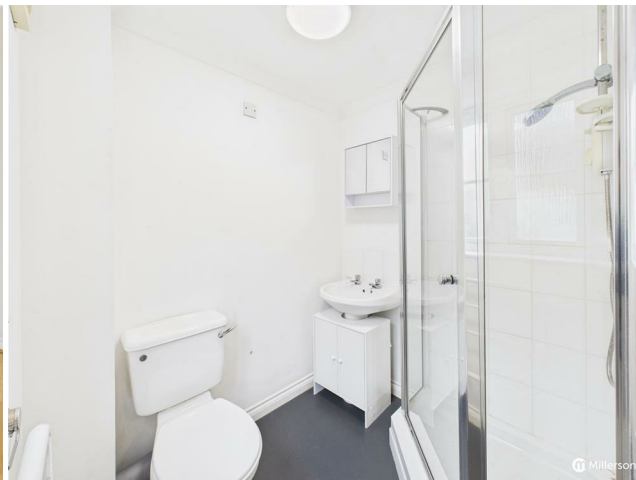
### Directions

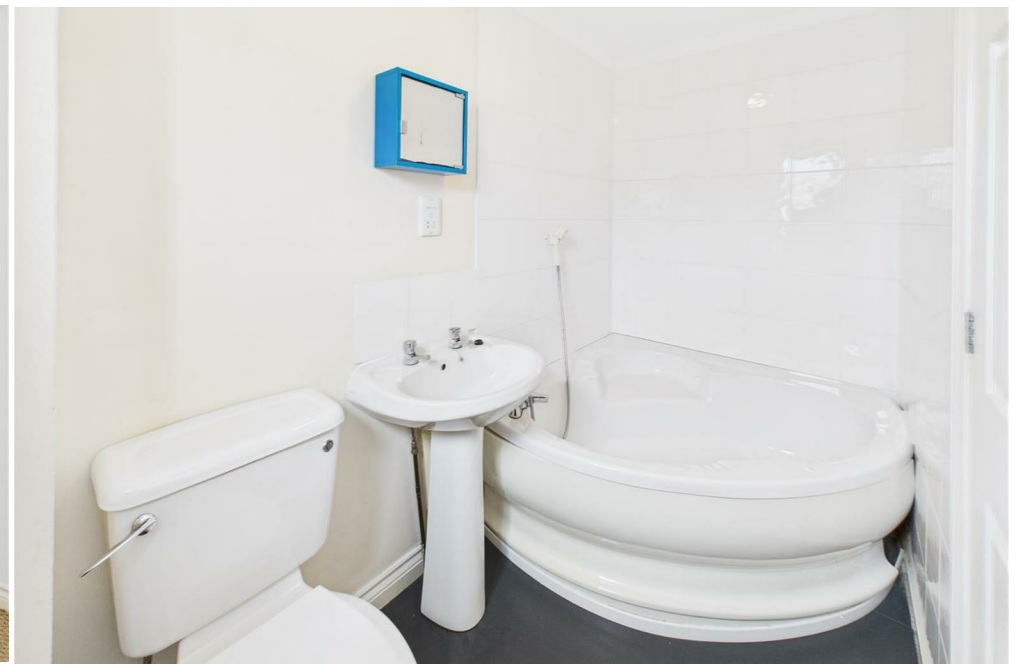
From the M&S Hayle roundabout, take the exit signposted Connor Downs onto Carwin Rise. Continue straight, passing through the village—the petrol station and SPAR shop will be on your left. Stay on this road as it becomes Turnpike Road. After a short distance, take the right-hand turn onto Gwinear Road, heading towards Trevaskis Farm. Continue along Gwinear Road for a short while, and you'll find Rosewarne Park on your right-hand side. Parking is available on-site, and a member of the team will be there to welcome you.

### Material Information

Verified Material Information

Council Tax band: B  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: C  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No



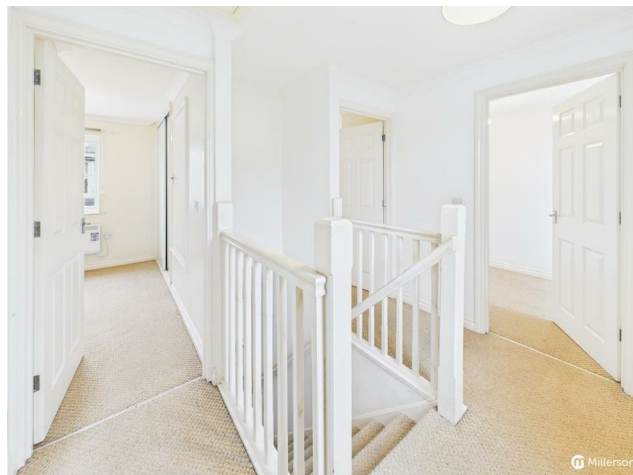


Rosewarne Park, Connor Downs, Hayle, TR27 5LJ

Water supply: Mains water supply  
Sewerage: Sewerage treatment plant  
Heating: Room heaters only is installed.  
Heating features: Night storage and Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Allocated, Communal, Off Street, and Private  
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: Lateral living  
Coal mining area: No  
Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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>(1)</sup>  
660 ft<sup>2</sup>  
61.5 m<sup>2</sup>

(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

## Here To Help

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

E: hayle@millerson.com

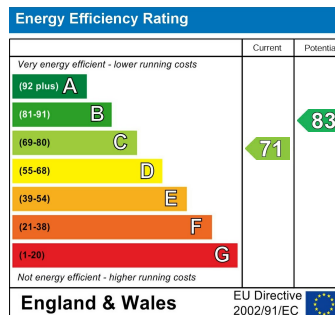
T: 01736 754115

www.millerson.com

Scan QR For Material Information



Scan me!



**Millerson**  
millerson.com