



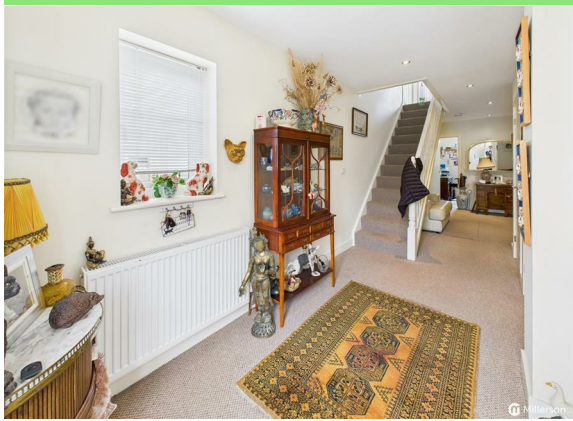
St Georges Road

Hayle

TR27 4AL

Asking Price £475,000

- DETACHED 3 BEDROOM CHALET BUNGALOW WITH MASTER EN SUITE
- BEAUTIFULLY PRESENTED SPACIOUS ACCOMMODATION
- SOUGHT AFTER LOCATION CLOSE TO MANY AMENITIES
 - DRIVEWAY PARKING
 - INTEGRAL GARAGE
- PRIVATE LANDSCAPED GARDENS
 - GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1809.00 sq ft



3



2



3



C79

Situated in a sought-after location, this well-presented 3-bedroom chalet bungalow offers spacious and versatile living throughout. Set within a generous and beautifully landscaped garden, the property boasts a thoughtfully designed layout. The accommodation comprises a bright and welcoming hallway, comfortable lounge, dining room/office and a well appointed kitchen. A large conservatory overlooks the beautifully maintained gardens, providing the perfect space to relax or entertain.

The property features three bedrooms, including a master with an en suite shower room and a balcony, a modern family bathroom, and a convenient downstairs cloakroom. Additional benefits include a utility room and ample storage throughout.

Externally, the property enjoys a paved driveway with parking for two vehicles, all set within a mature and private garden that enhances the appeal of this charming home.

ENTRANCE HALL

A spacious and welcoming entrance hall with staircase rising to the first floor, built in storage cupboards, UPVC double glazed window to the side, recessed ceiling spotlights, doors to lounge, kitchen diner, bed 4/office and integral garage.

W.C

Dual flush w.c, wash hand basin with tiled splashback, UPVC double glazed frosted window to the side, tiled effect lino flooring.

LOUNGE

UPVC double glazed picture window to the front, television point, radiator, attractive electric fire with mantle and surround, door into the kitchen diner.

KITCHEN

A spacious and well fitted kitchen comprising a one and a half sink unit with adjoining work surfaces incorporating a 4 ring gas hob with oven below and extractor fan over, extensive range of matching base and eye level units, central island with fitted cupboards below, integral dishwasher, recess for fridge freezer, cupboard housing the gas central heating boiler, UPVC double glazed window to the side and bi-fold doors to the rear leading to the conservatory.

OFFICE/DINING ROOM

Radiator, UPVC double glazed window to the rear overlooking the gardens.

CONSERVATORY

Double glazed windows on three sides under a pitched glass roof, door to the rear leading to the private gardens and internal door to the utility room.

UTILITY ROOM

Sink unit with adjoining work surfaces, base and eye units, recess and plumbing for washing machine, double glazed window to the rear, internal door to the garage.

FIRST FLOOR LANDING

Access to loft space.

MASTER EN-SUITE BEDROOM

UPVC double glazed patio doors opening onto an enclosed balcony that enjoys lovely views over the garden towards Lelant, Hayle beach and St Ives in the distance, walk in wardrobe, radiator, door to en-suite.

EN-SUITE

Dual flush w.c, wash hand basin with cupboards under, corner shower with electric power shower over, heated towel rail, complementary wall tiling, Velux window to the rear.

BEDROOM 3

Radiator, television point, Velux window to the rear enjoying similar views to bedroom 1.

FAMILY BATHROOM

A modern suite featuring a freestanding bath with mixer taps, shower cubicle with power shower over, low level w.c, pedestal wash hand basin, heated towel rail, Velux window to the front.

BEDROOM 2

A spacious, dual aspect room with Velux window to the front and UPVC double glazed window to the rear with a lovely outlook, television point.

OUTSIDE

PARKING

To the front of the property there is a private bricked paved driveway providing off road parking for 3/4 vehicles.

GARDENS

The good size gardens are a real feature and have been beautifully landscaped by the current owner to include a good size lawn that is bordered by a wide variety of mature plants, shrubs and fruit trees and pond. There are separate enclosed and outdoor seating areas and very useful block built workshop with power connected. The gardens offer a high degree of privacy and enjoy the majority of the days sun.

INTEGRAL GARAGE

Electrically operated door to the front, light and power connected, window to the side, door to utility room and hallway.

MATERIAL INFORMATION



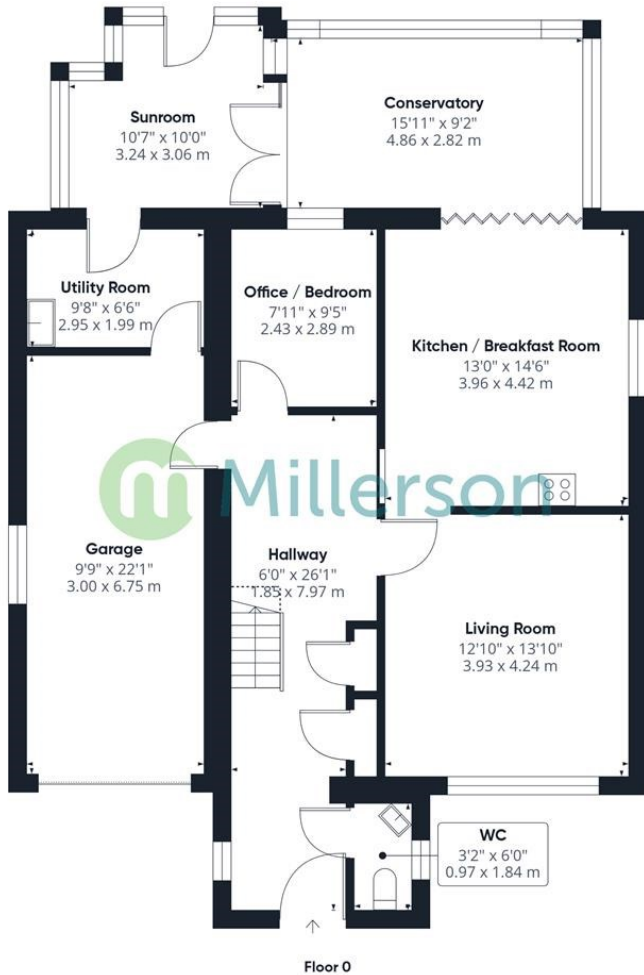
Verified Material Information

Council Tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: C
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: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway, Garage, Off Street, Private, and Allocated
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: Wide doorways
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⁽¹⁾

1809 ft²
168 m²

Reduced headroom

33 ft²
3.1 m²

(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?

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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