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Putting your home on the map

Rosewarne Park, Connor Downs, Hayle

£225,000
Freehold

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Property Introduction

Situated on a small semi-rural development midway between Camborne and Hayle, this end of terrace three bedroomed modern home offers well proportioned accommodation arranged over two floors.

At ground floor level there is a generous living room, kitchen and shower room. Upstairs one will find three bedrooms and the family bathroom. There is an enclosed rear garden with patio. The house is double glazed and warmed via electric heating.

There is an allocated parking space as well as a visitor parking area. Offered for sale with NO FORWARD CHAIN, we highly recommend viewing at the earliest opportunity.

Location

Connor Downs is a village within approximately two miles of Hayle with it's respected Connor Downs Academy as well as the popular three mile beaches at Hayle Towans and Godrevy. Just a short walk away is Rosewarne Manor, a well respected restaurant and also close by is the Trevaskis Farm complex which has late night shopping and dining facilities. The nearby town of Hayle has a large Asda Superstore as well as a wealth of other shops and facilities.

ACCOMMODATION COMPRISES

Entrance door opening to:-

HALLWAY

Wall mounted consumer unit. Night store heater. Stairs rising to first floor. Doors to:

GROUND FLOOR SHOWER ROOM

Fitted with an independent shower cubicle with glazed screen housing electric shower unit, pedestal wash handbasin and low level WC. Heated towel rail. Obscure double glazed window to front. Extractor.

KITCHEN 8' 8" x 7' 4" (2.64m x 2.23m) maximum measurements

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Built-in stainless steel oven with hob

inset to worksurface and extractor over. Space and plumbing for washing machine. Opening to:

OPEN PLAN LIVING/DINING SPACE 20' 5" x 8' 3" (6.22m x 2.51m) maximum measurements, plus recess

DINING AREA

Understairs storage cupboard. Night store heater. Open to:

LIVING AREA

Double glazed patio doors to rear garden. Night store heater.

From entrance hall, stairs to:

FIRST FLOOR LANDING

Access hatch to loft. Smoke alarm. Doors to:

BEDROOM ONE 9' 4" x 8' 4" (2.84m x 2.54m) plus door recess

Double glazed window to side gaining lovely views over farmland towards Carn Brea. Built-in double wardrobe with mirrored doors. Electric panel heater.

BEDROOM TWO 8' 3" x 7' 8" (2.51m x 2.34m) plus door recess

Bulk-head storage cupboard. Double glazed window to front. Electric panel heater. Built-in airing cupboard housing the hot water cylinder.

BEDROOM THREE 8' 8" x 6' 3" (2.64m x 1.90m)

Electric panel heater. Double glazed window to side.

BATHROOM

Fitted with a modern white suite comprising corner bath, pedestal wash handbasin and low level WC. Obscure double glazed window to side. Heated towel rail.

OUTSIDE

The property enjoys its own rear garden designed for low maintenance and has rear access to the parking area. The property is situated on a semi-rural development with far reaching views on the outskirts of Connor Downs. Parking is available for one vehicle as well as visitor parking to the front.

SERVICES

The property is served by mains electricity, mains water and private drainage.

AGENT'S NOTES

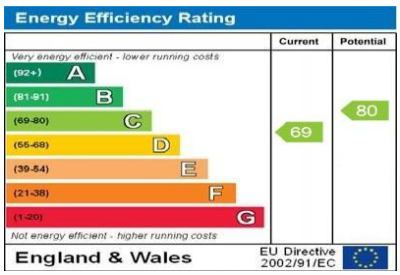
We understand the Council Tax band to be rated band 'B'.

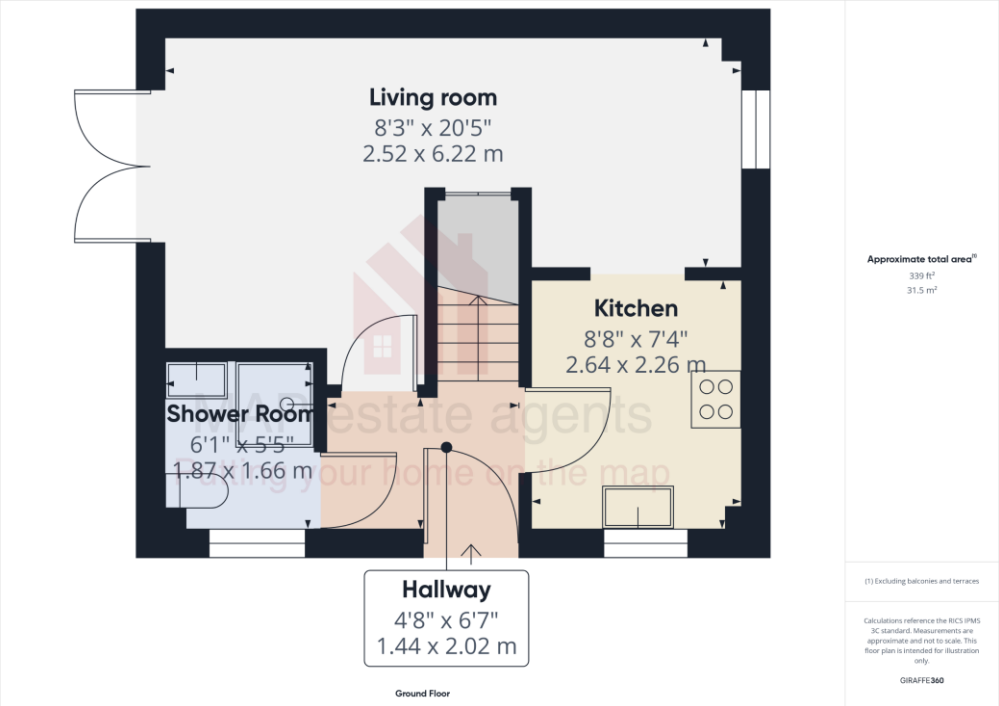
Please note, there is a monthly estate charge of £48.88 payable to Bluewater to cover the upkeep of communal areas and the private sewerage system.

Our Lettings Director Ben Nichols advises that the property could reach in the region of £1,100 pcm in the current rental market.

DIRECTIONS

From Loggans Moor roundabout at Hayle, take the road to Connor Downs. Continue through the village and when leaving, take the right hand turn towards Trevaskis Farm. Rosewarne Park will be seen shortly after Trevaskis Farm on the right hand side. If using What3words: the location point is ///woes.lasted.tumblers





MAP's top reasons to view this home

- Delightful three bedroom property
- Parking plus visitors parking
- Lounge opening onto garden
- First floor bathroom, ground floor shower room
- Kitchen/diner
- Easy access to the A30
- Popular semi-rural location
- Offered for sale chain free

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