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**Trevarnon Close, Connor Downs,
Hayle**

Guide Price £275,000
Freehold





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Property Introduction

This three bedroomed semi-detached house is situated at the head of a small cul-de-sac in the popular village of Connor Downs.

A generous entrance hall leads to the spacious lounge/diner which boasts patio doors on to the rear garden. There is a fitted kitchen beyond the dining area with a further door on to the garden. Upstairs there are three bedrooms and the family bathroom.

To the front of the property there is driveway parking for three cars and access to the garage.

All in all, a great home for families in a convenient village location.

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 COMPRISES

Double glazed panel door opening to:-

ENTRANCE PORCH

Cloaks hanging space. Dado rail. Door to:

LOUNGE/DINER 21' 0" x 10' 11" (6.40m x 3.32m)

Feature fireplace with wooden mantel housing living flame gas fire. Double glazed window to front. Double glazed patio doors to rear garden. Television point. Stairs leading to first floor. Door to:



KITCHEN 11' 0" x 7' 2" (3.35m x 2.18m) maximum measurements

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. One and a half bowl stainless steel sink unit with mixer tap over. Built in stainless steel oven with four ring hob inset to work surface with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to rear. Laminate flooring. Double glazed panel door to rear garden.

From Living room, stairs rising to:

FIRST FLOOR LANDING

Access hatch to loft space. Radiator. Smoke alarm. Built in shelved cupboard. Doors to:

BEDROOM ONE 13' 0" x 10' 8" (3.96m x 3.25m) maximum measurements

Double glazed window to rear. Radiator.



BEDROOM TWO 11' 9" x 7' 7" (3.58m x 2.31m)

Double glazed window to front. Radiator.

BEDROOM THREE 8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed window to front. Radiator.

BATHROOM

Fitted with a white suite comprising paneled bath with shower and screen over, pedestal wash handbasin and close coupled WC. Obscure double glazed window to front. Radiator.



OUTSIDE

To the front of the property there is driveway parking for three cars leading to the

GARAGE 16' 9" x 9' 0" (5.10m x 2.74m)

With metal up and over door.

REAR GARDEN

To the rear of the house there is an enclosed garden which is mainly laid to lawn and incorporates a patio.

SERVICES

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

AGENT'S NOTE

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



DIRECTIONS

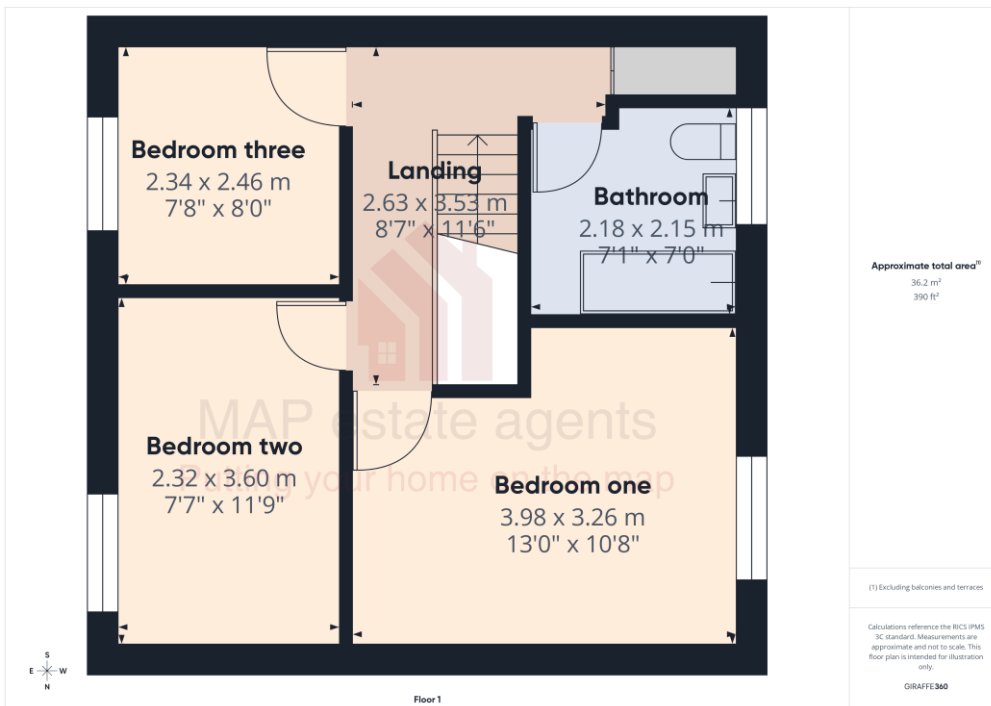
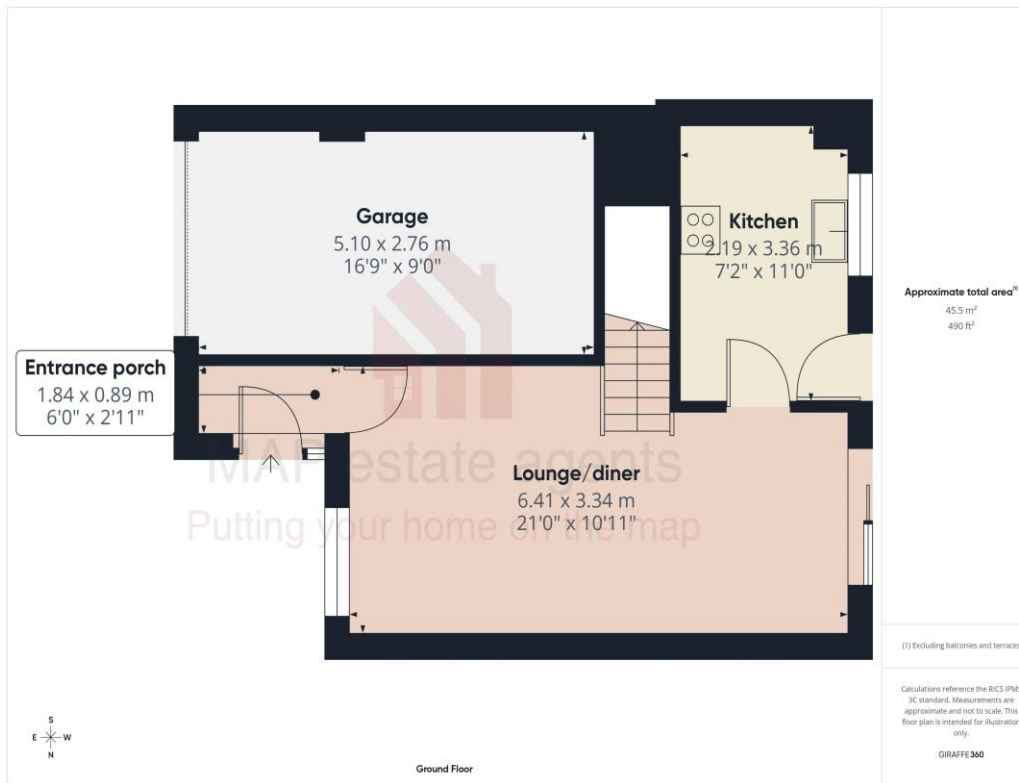
Heading westerly from Camborne at Hayle roundabout, take the first exit and continue past the garage on your left towards the village of Connor Downs. Continue past The Turnpike Inn and take the next turning on the right into Trevanon Close. The property will be seen after a short distance ahead of you. If using What3words rushed.shaped.overt

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Great family home
- Three bedrooms
- Generous lounge/diner
- First floor bathroom
- Head of cul-de-sac
- Double glazing and gas central heating
- Driveway parking for three cars
- Garage



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