

Fairglen

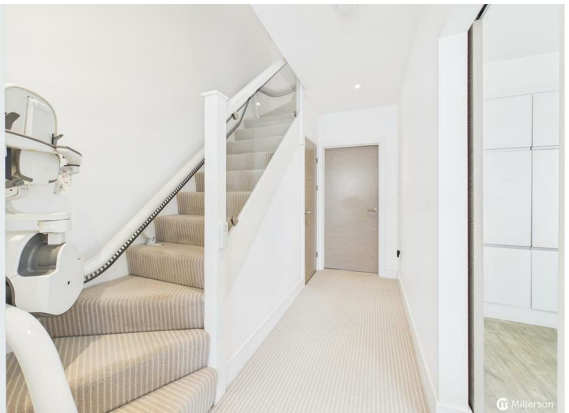
Hayle

TR27 4DL

Asking Price £385,000

- THREE BEDROOM (PRINCIPAL ENSUITE) END TERRACE ECO HOME
- SOLAR PANELS
- MECHANICAL VENTILATION WITH HEAT RECOVERY
- ULTRA LOW RUNNING COSTS
- PASSIVE HOUSE DESIGN
- TRIPLE GLAZING
- ALLOCATED PARKING FOR TWO CARS
- INTERNAL VIEWING IS SURE TO IMPRESS!
- EPC: A
- SCAN QR FOR MATERIAL INFORMATION







Millerson
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1057.00 sq ft


3


2


1


A92

PROPERTY DESCRIPTION

Passivhaus or Passive House was originally a German concept on Eco house construction that ultimately had the aim to achieve over 80% lower heating bills.
The property is designed to maintain a comfortable indoor temperature all year round while using very little energy for heating or cooling.
This delightful home has been designed to achieve an Energy Performance Rating and an Environmental Impact CO^2 Rating of Band A. This is being achieved alongside the Passivhaus PHPP calculations by providing a 3.0kWp photo voltaic array on the roof top.
Phase two of Fairglen was constructed in 2016 by the highly regarded construction firm Percy Williams & Sons Ltd.
The accommodation briefly comprises entrance hallway, w/c, a well equipped kitchen/breakfast room, lounge diner with access onto the rear garden. The first floor comprises three bedrooms (principal ensuite) and a family bathroom.
There is allocated parking to the front for two cars.

LOCATION

Fairglen is a superb and highly regarded development of Passivhaus, eco properties, situated off Loggans Road, well placed for all of the local amenities, nearby schools, local transport links and easy access to the main A30.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

Entrance door leading into...

ENTRANCE HALLWAY

Entrance matting, inset ceiling spot lights, carpeted staircase leading to first floor level, useful understairs storage cupboard, door into lounge and kitchen.
Door leading into...

W/C

Fitted with a low level w/c with concealed cistern, wall mounted wash hand basin with monobloc tap and vanity unit below. Heated towel rail, inset ceiling spot lights and ceiling mounted extractor fan.

KITCHEN

Attractively fitted with a range for white coloured base and wall mounted units with wood effect work surfacing over. Stainless steel one and a half bowl sink and drainer with mixer tap, triple glazed window to the front. Eye level, integrated Neff double oven, electric hob, built in extractor fan above.
Built in cupboard with space and plumbing for washing machine and tumble drier. Central island unit with breakfast bar, two pendant lights above, inset ceiling spot lights.
Door leading into...

LOUNGE / DINER

A spacious living room with fitted carpet, triple glazed window to the rear and side aspect, triple glazed French doors leading onto the rear garden, inset ceiling spot lights and ceiling mounted air vents.
A door leads into the entrance hallway,

From the hallway, carpeted stairs lead up to...

FIRST FLOOR LANDING

Fitted carpet, two built in cupboards, door leading into...

BEDROOM 1

Fitted carpet, triple glazed window to the rear, built in wardrobe, door leading into...

ENSUITE SHOWER ROOM

Shower cubicle with mains fed shower, rainfall shower head and separate wand attachment, tiled surround, sliding glass door, recessed niche with inset lighting.
Low level w/c with push button flash, pedestal wash hand basin with monobloc tap, tiled splash back. Obscured triple glazed window to the side, heated towel rail and tiled flooring.

BEDROOM 2

Fitted carpet, built in wardrobe, triple glazed window to the front aspect.

BEDROOM 3

Fitted carpet, triple glazed window to the rear aspect.

BATHROOM

Fitted with a white suite comprising, panel enclosed bath with mains fed shower above, glass shower screen, recessed niche. Low level w/c with push button flush, wash hand basin with monobloc tap, tiled splash back, illuminated mirror above, and vanity unit below. Tiled flooring, heated towel rail and built in cupboard housing MVHR (mechanical heat recovery unit).

OUTSIDE

The rear garden has been designed for low maintenance in mind. There is a good sized paved patio area which enjoys a sunny aspect and enjoys a high degree of privacy making this an ideal spot for alfresco dining.
The remainder of the garden is laid to chippings, enclosed by fencing. A timber shed provides useful storage and a gated pathway to the side of the property leads to the front of the house.

PARKING

To the front of the property there are two allocated parking spaces .

SERVICES

Mains electricity, water and drainage.
MVHR (Mechanical ventilation with heat recovery).







AGENTS NOTE

Service Charges – There is a service charge of approximately £280 per annum, this covers the up keep of the communal areas and insurance for the development.
The property benefits from solar panels which are owned by the property, the ownership of these panels will be transferred over to the new owners on completion.

DIRECTIONS

From our office in Hayle, turn left along Fore Street and go past the recreation park. At the mini roundabout by Lidl Supermarket, turn left onto Loggans Road, continue up the hill and take the first turning on your left into Fairglen.
Follow the road around and continue along, past the first row of houses, the property will soon be seen on your left hand side.

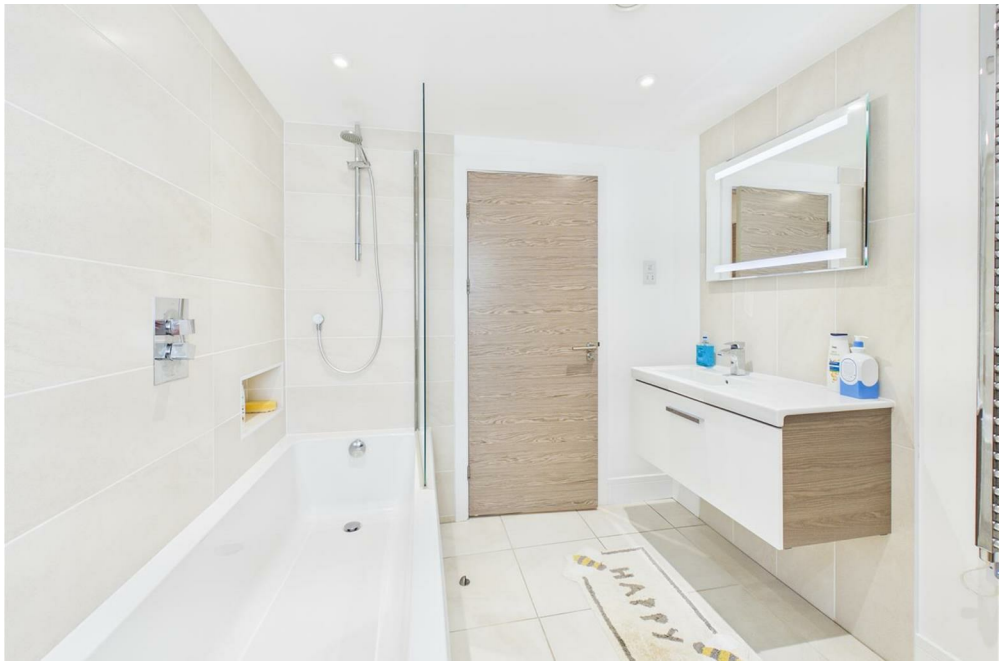
MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: A
The building
End-terrace house, standard construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: Stairlift
Services
Mains electricity
Solar panels installed
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Triple glazing and passive House design
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Allocated
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order









Fairglen, Hayle, TR27 4DL

Title register restrictions (CL345028):
- Before a transfer or other relevant change of ownership can be registered, a certificate must be provided by Fairglen Management Company Limited, or its conveyancer, confirming that clause 5.1.8 of the 2018 transfer has been complied with.
- The 1992 and 2018 transfers contain restrictive covenants. The extract does not set out their full terms, so the filed copies should be reviewed to establish the specific limits on use or building.
- The transfers include provisions about light or air; the 2018 transfer also includes provisions about boundary structures. Their exact effect is not stated in this extract.

Non-coal mining area: yes

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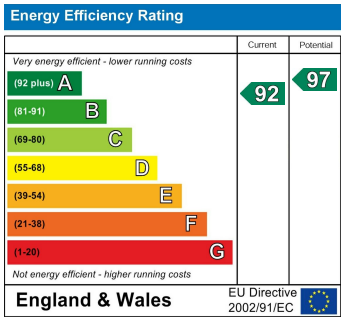
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.











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

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