



Heather Lane
Canonstown
Hayle
TR27 6NG

Asking Price £425,000

- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- DETACHED GARAGE AND OFF STREET PARKING
- CONNECTED TO ALL MAINS SERVICES
- SUNNY ASPECT REAR GARDEN
- SITUATED ON THE EXTREMELY POPULAR ESTATE OF HEATHER LANE
- ENSUITE TO MASTER BEDROOM
 - CLOSE TO ALL NECESSARY AMENITIES
 - COUNCIL TAX BAND E
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1184.03 sq ft



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E53

Property Description

This delightful detached bungalow, located in the peaceful Canonstown area of Hayle, offers a perfect mix of comfort and convenience. With no onward chain, and situated on a no through road, it presents a fantastic opportunity for those seeking a tranquil retreat within a welcoming community.

The property features a welcoming and accessible entrance hallway opening into an expansive dining area, kitchen, utility room, a comfortable living room ideal for relaxation or entertaining, separate W/C, three spacious bedrooms with ensuite to the primary, and a well-appointed bathroom. The flat, level layout ensures easy movement throughout the property.

Outside, you'll find a beautifully lawned rear garden, perfect for enjoying the fresh air or hosting summer gatherings. The bungalow also offers off-street parking and a garage for secure and convenient parking or for storage needs.

Connected to all mains services, this bungalow provides a hassle-free lifestyle, while its prime location ensures easy access to local amenities and attractions. A must-see property for those looking to enjoy peaceful living in a charming setting.

Location

Heather Lane is a peaceful, semi-rural road located in Canonstown, between Hayle and Penzance, with excellent access to St Ives, the A30 and transport links. Families benefit from access to well-rated local schools, including St Erth Community Primary, St Uny Academy, and Ludgvan School. For secondary education, both Hayle Academy and St Ives School are nearby and rated "Good" by Ofsted. Heather Lane also offers strong infrastructure, including high-speed broadband, healthcare access, and proximity to Hayle's beaches, shops, and services. Overall, Canonstown provides a tranquil rural lifestyle with easy access to nearby towns and amenities, making it perfect for those seeking their next home.

The Accommodation Comprises

(All dimensions are approximate and measured via LIDAR)

Entrance Hallway

Coving. Positive Ventilation System. Smoke sensor. Loft Hatch.

Thermostat. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Opening into the:

Dining Room

Two double glazed, wooden patio doors leading to the rear patio. Coving. Smoke Sensor. Ample power sockets. Radiator. Carpeted flooring. Skirting.

Doors leading to:

Lounge

Two double glazed windows to the rear aspect. Smoke sensor. Coving. Gas feature fire with marble style surround and hearth. Ample power sockets. Two radiators. Laminate flooring. Skirting.

Kitchen

Double glazed window to the side aspect. Coving. Recessed spotlights. Range of wall and base fitted units with roll edge worksurfaces and sink with drainer and mixer tap. Breakfast bar worktop. Integrated four ring gas hob, extractor hood, double oven / grill and fridge. Radiator. Ample power sockets. Vinyl flooring. Skirting.

Door leading through to:

Utility Room

Coving. Consumer unit. Range of wall and base fitted units with sink and mixer tap with tiled splashback. Space and plumbing for freestanding white goods including freezer and washing machine. Ample power sockets. Skirting. Double glazed wooden door and side panel window leading to the side aspect.

W/C

Double glazed frosted window to the side aspect. Coving. Wash basin with tiled splashback. W/C. Vinyl flooring. Skirting.

Airing cupboard housing Worcester combination boiler serviced yearly with supporting documentation.

Bedroom One

Double glazed window to the rear aspect. Coving. Built in



wardrobes. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom One Ensuite

Double glazed frosted window to the rear aspect. Coving. Fully tiled. Wash basin. W/C. Wall mounted light. Vanity cupboard. Corner shower cubicle. Vinyl flooring. Skirting.

Bedroom Two

Double glazed window to the front aspect. Coving. Built in wardrobes. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Three

Double glazed window to the front aspect. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Outside

Garden

To the Front - A fully stocked laid to lawn garden with a variety of plants and shrubs. Cornish boundary wall. Fitted security lighting.

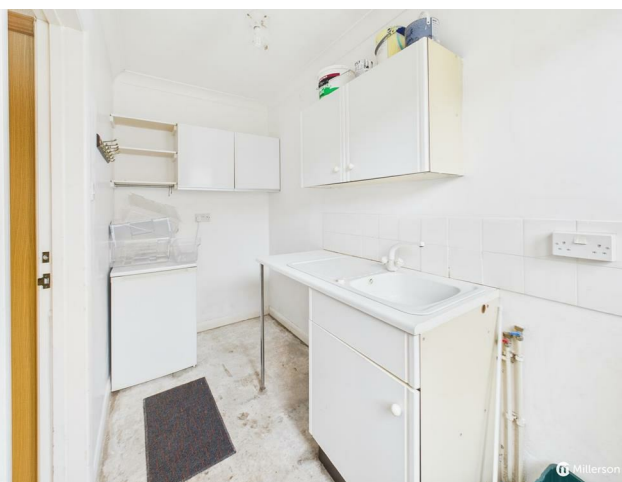
To the Rear - A laid to lawn raised garden with mature and well established boundaries. A lower patio slabbed seating area ideal for hosting and entertaining. Outside tap. Water butt. Wall mounted lighting. Timber Shed. Front access from either sides.

Parking

Driveway, off street parking for multiple vehicles.

Garage

Up and over door. Lighting. Ample power sockets.





Heather Lane, Canonstown, Hayle, TR27 6NG

Services

The bungalow is connected to mains water, electricity, gas and drainage. The boiler is located in the airing cupboard in the rear hallway. It falls within Council Tax Band E. Freehold tenure. No Onward Chain.

Directions

From our Hayle office proceed out of Hayle and along the main A30 towards Penzance. At the large roundabout take the first exit onto the A30 and into Rose An Grouse, passing the garage and petrol station. Continue along the main road and take the right turning into Heather Lane. The property is situated about half way on your left hand side and will be clearly identifiable with a round Millerson 'FOR SALE' board. A member of the team will be there to meet you upon viewing confirmation.

Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

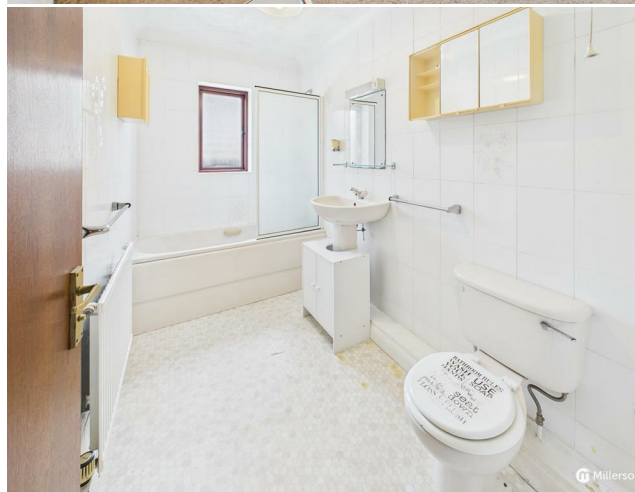
Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage and Driveway

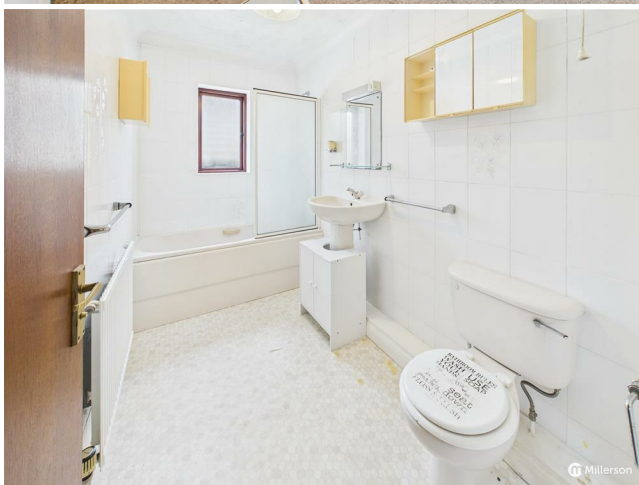




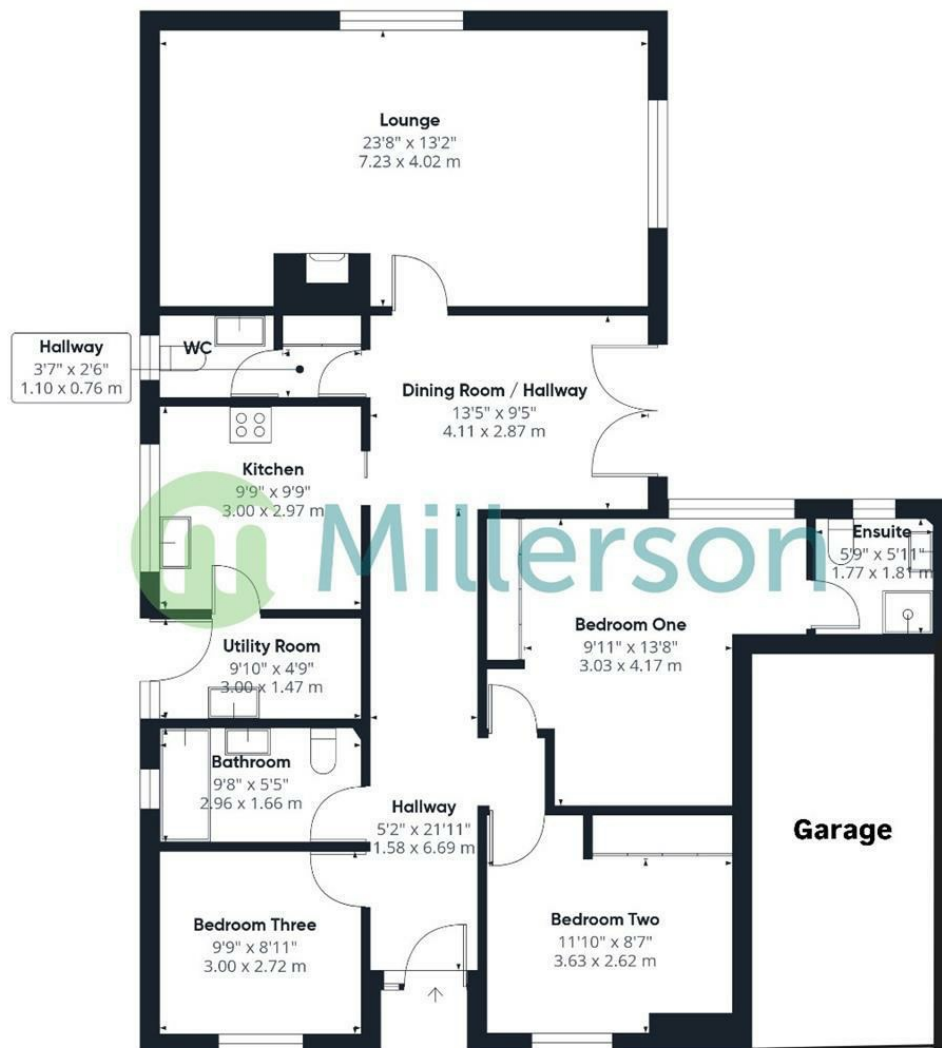
Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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 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.







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

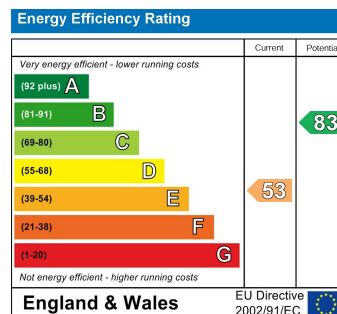
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