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BILL BANNISTER
Sales & Lettings



Ashleigh Villa, 28 Turnpike Road

Connor Downs, Hayle, TR27 5DT

£299,950

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Situated in this popular village, Ashleigh Villa is a semi detached house offering three bedroomed accommodation. There are two separate reception rooms, a well appointed kitchen and a first floor bathroom. It has a gas fired heating system complemented by double glazing. The property also has two, most likely original cast fire surrounds in two of the bedrooms. Externally there is a small area to the front with a gateway and to the rear a very private patio area offering a good degree of privacy. A pathway then leads to a surprisingly large and well enclosed lawned rear garden offering plenty of scope with a useful storage shed. We do feel this garden certainly would be of interest to anyone needing a good amount of lawned space. Connor Downs offers shopping facilities, a garage and a well known local public house. Bus services are available, the town of Hayle is within perhaps two miles and the north coast is within three miles.

ENTRANCE VESTIBULE

With a upvc door and an attractive obscure dimple glazed door to:

HALLWAY

Stairs to the first floor with storage beneath and a radaitor.

LOUNGE

11'4" x 14'2" (3.47m x 4.32m)

A rectangular bay, a fitted gas fire and surround. Two alcoves, one with a built-in cupboard housing the gas meter. Radiator.

DINING ROOM

9'5" x 9'9" (2.89m x 2.99m)

Radiator and storage facilities. Access to:

KITCHEN

8'11" x 9'5" (2.73m x 2.88m)

Well appointed and thoughtfully laid out with a single drainer sink unit plus a good array of working surfaces with cupboards and drawers beneath. Built-in oven, grill and hob. Tiled floor and space for white goods. Electric meter cupboard.

FIRST FLOOR

BEDROOM 1

8'9" x 14'2" (2.67m x 4.34m)

Rectangular bay, a cast fireplace and a radiator.

BEDROOM 2

9'6" x 9'8" (2.90m x 2.96m)

A radiator and a cast fireplace.

BEDROOM 3

5'8" x 9'5" (1.75m x 2.88m)

With a radiator.

LANDING

Cupboard with bi-fold doors housing a Baxi gas combination boiler.

BATHROOM

8'10" x 9'7" (2.71m x 2.93m)

Panelled bath plus a separate corner shower cubicle with a mains shower unit. Pedestal wash hand basin and a wc. Pine flooring and a ladder radiator. Partial wall tiling.

OUTSIDE

There is a small area to the front with a pedestrian gate leading to the front door. There is also on street parking. To the rear there is a generous paved patio area offering a good degree of seclusion with one side being

bordered by the wall of the chapel. There is a side pedestrian gate where number 28 has a right of way for bins etc over number 30. An area then leads to a surprisingly large lawned garden being well enclosed and in our opinion offering much scope with a STORAGE SHED 2.26m x 3.48m (7'5 x 11'5).

DIRECTIONS

Travelling west on the A30 take the second Camborne exit and follow the signs to Connor Downs. Entering the village continue along and you will see a chapel on the left and the property is next door.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

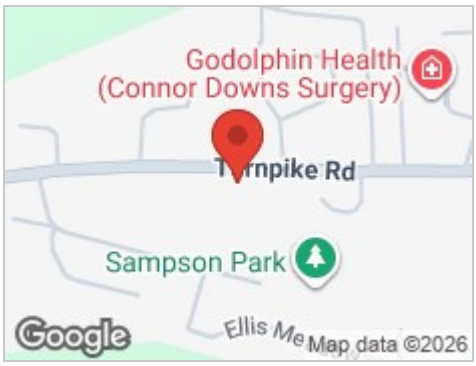








Road Map



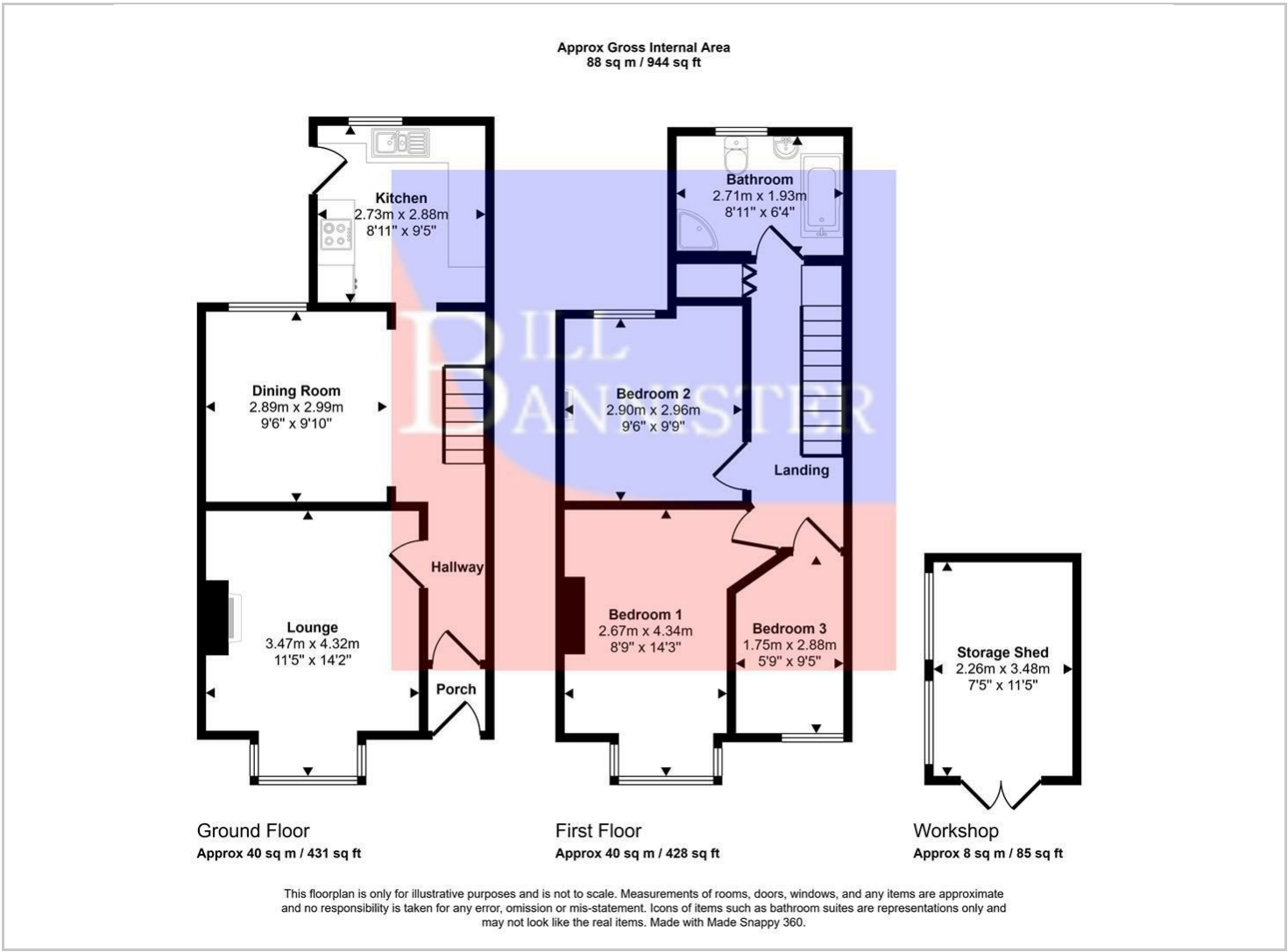
Hybrid Map



Terrain Map



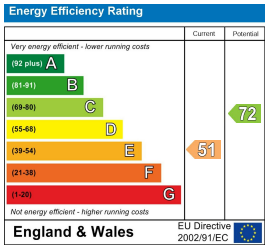
Floor Plan

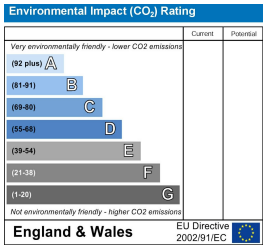


Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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