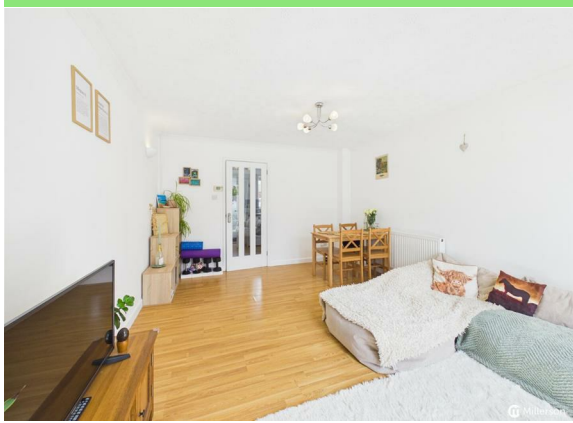




Arundel Court  
Connor Downs  
Hayle  
TR27 5EH  
Asking Price £225,000

- VERY WELL PRESENTED END TERRACED HOUSE
- BACKING ONTO OPEN COUNTRYSIDE
- SHELTERED SOUTH FACING REAR GARDEN
  - FRONT GARDEN
- ALLOCATED PARKING SPACE
  - NO ONWARD CHAIN
- SHORT WALK TO VILLAGE AMENITIES
  - GAS CENTRAL HEATING
- CLOSE TO NORTH COAST BEACHES
  - SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 554.00 sq ft



### PROPERTY DESCRIPTION

Ideal starter home. A well presented gas centrally heated, two double bedroom, end terraced house with private south facing rear garden. Accommodation comprises: Entrance hall, kitchen, lounge /diner and on the first floor two double bedrooms and a bathroom. There is allocated parking for a car. This property is for sale with NO ONWARD CHAIN.

### LOCATION

The property is located in a quiet Cul\_du-Sac, and is a short and almost level walk into the village centre that hosts a range of local facilities including local shop, primary school, garage and Public House. The towns of Hayle and Camborne are a short drive away and well connected by a regular bus service. The stunning beaches of Gwithian Towans and Hayle Towans are all but a short drive away.

### ACCOMMODATION COMPRISES

All dimensions are approximate and measurements are taken by LIDAR

### ENTRANCE HALLWAY

Part glazed front door leading into hallway with tiled flooring, stairs to first floor, double glazed window to front, panelled radiator.

### KITCHEN

Range of matching base and wall units, stainless steel sink unit with mixer taps, Upvc double glazed window to front elevation, work surfaces, recess for washing machine, fridge/freeze and electric cooker with stainless steel extractor fan over, complimentary splash back tiling, door opening into:

### LOUNGE/DINER

A light room with 2 wall light points, Upvc patio doors leading to the south facing rear garden, Tv ariel point, laminate wood effect flooring, panelled radiator.

### LANDING

Access to insulated loft space, build in cupboard housing gas combination boiler.

### MAIN BEDROOM

Upvc double glazed window to rear aspect and lovely rural views, panelled radiator and space for wardrobes and further bedroom furniture.

### BEDROOM

Upvc window to the front aspect, panelled radiator, built in wardrobe

### BATHROOM

A modern three piece suite with panelled bath and Triton shower over, low level flush WC, pedestal wash basin, extractor fan, ladder style heated towel rail.

### OUTSIDE

To the front is a level lawn area with mature shrubs and trees, private side gate leading to the rear garden. Rear garden has been paved and offers low maintenance with raised beds and is a lovely south facing enclosed garden ideal for Alfresco dining. There is also a very useful timber shed ideal for storing bikes or surfboards.

### PARKING

There is one allocated parking space and further on street parking can be easily found.

### SERVICES

Mains Water, Electricity, Gas, Drainage.  
Council band 'B'  
Gas boiler found in cupboard at the top of stairs.

### DIRECTIONS

Once you enter Connor Downs, find the pub the Turnpike Public House, opposite the pub, there is a road proceed into Arundel way, bear left and then about 100 meters you will find Arundel Court on the right, proceed up here and at the top on the right is a terrace of houses and this property will be found the furthest from the road at the end of the path.

### MATERIAL INFORMATION

Verified Material Information  
Costs & tenure  
Tenure: Freehold  
Council tax band: B  
EPC rating: C  
The building  
End-terrace house, standard construction  
3 bedrooms, 1 bathroom, 1 reception  
Accessibility adaptations: None  
Services  
Mains electricity  
Mains water  
Mains foul drainage  
Mains surface water drainage  
Mains gas central heating  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 good, Vodafone good, Three good, EE great  
Parking: Allocated and Off Street  
Risks & restrictions  
Not a listed building  
Not in a conservation area  
No tree preservation order  
Non-coal mining area: yes



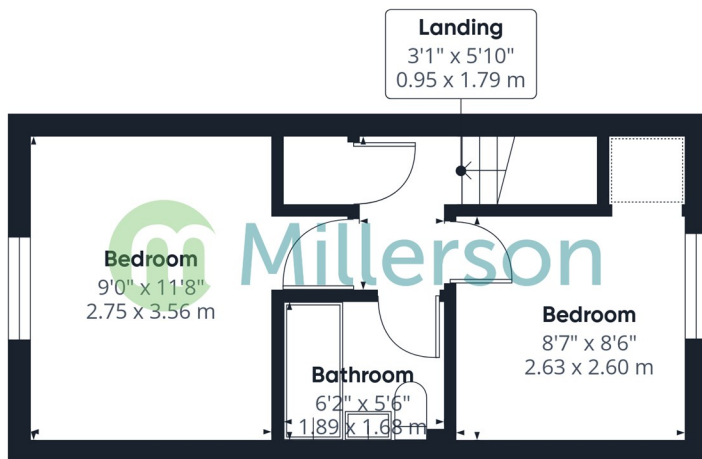
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

554 ft<sup>2</sup>

51.6 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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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50 Fore Street

Hayle

Cornwall

TR27 4DY

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www.millerson.com

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### Energy Efficiency Rating

