



# Gwithian Road Connor Downs Hayle TR27 5EA

Asking Price £425,000

- Detached three bedroom bungalow
- Situated within a highly regarded residential location
- Offered for sale with no onward chain
- Spacious living accommodation
  - Garage and ample off road parking
- Good sized gardens
  - Rural views
- A must see property
  - EPC: D64
- Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1245.00 sq ft



### PROPERTY DESCRIPTION

A spacious, three bedroom detached bungalow offered for sale with no onward chain and situated with a highly regarded residential location. The gas heated and double glazed accommodation briefly comprises, entrance hallway, lounge, kitchen, dining room with door accessing the garden. Three bedrooms, a large shower room with two showers and a utility room with w/c. Outside the property, a long driveway provides ample offroad parking, leading to a single garage. There are enclosed gardens to the front and rear of the property. The rear garden offers delightful, far reaching rural views.

### LOCATION

Connor downs is a popular village with Shops & Services: The village has a petrol station (Spar), garage with a store, a pub, and small local businesses. Nearby Trevaskis Farm is a popular farm shop and café. Nearby Gwithian beach is all but a short drive away and is a very popular beach for surfers, dog walkers, or for those who enjoy a great sandy beach. Connor Downs Primary School is placed at the other end of the village, and further educational places are available in Hayle or Camborne towns almost equal distance away and both towns support many local business, supermarkets and both also benefit from a railway station on the Penzance /London mainline.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

### ENTRANCE HALLWAY

Fitted carpet, radiator, loft hatch, built in airing cupboard, with fitted shelving and radiator.  
Door into...

### LOUNGE

Solid wood flooring, large double glazed window to the front, two radiators, a coal effect gas fire on a slate hearth, with wood and slate surround.

### KITCHEN

Fitted with a range of shaker style base and wall mounted units with work surfacing over. Glass display cabinet, two double glazed windows to the rear. Vinyl flooring, integrated fridge and dishwasher, Rayburn cooker, four ring gas hob with integrated extractor above, stainless steel sink and drainer with mixer tap, glazed door into...

### LOBBY

Tiled flooring, door to the side leading on the driveway. Beamed ceiling, radiator, open into...

### DINING ROOM

Fitted carpet, double glazed sliding patio door to the side, feature red brick wall.

From the main entrance hallway, a door leads into...

### BEDROOM 1

Fitted carpet, radiator, double glazed window to the rear with views of the garden, built in wardrobe.

### BEDROOM 2

Fitted carpet, radiator, double glazed window to the front with garden views, built in wardrobe, loft access.

### BEDROOM 3 / OFFICE

Fitted carpet, fitted shelving, door to front (no longer in use) recess with fitted shelving and hanging rail, radiator.

### SHOWER ROOM

Large walk in shower cubicle with electric shower, tiled walls, shower screen, hand rail to the side. Vinyl flooring, low level w/c, second shower cubicle with electric shower, tiled surround.  
Radiator, pedestal wash hand basin, light with shaver socket, arched recess with fitted shelving, obscured double glazed window to the rear.

### UTILITY ROOM

Part tiled flooring, obscured window to the rear, low level w/c, pedestal wash hand basin, space and plumbing for washing machine and tumble drier, fitted shelving, radiator.

### OUTSIDE

The property is approached via a long brick paved driveway providing ample off road parking for three cars. A door to the side of the driveway leads into the inside lobby.  
The front garden is laid to lawn with mature trees, enclosed by walling. A paved pathway leads to the front door, gated access to the side of the bungalow provides access to the rear garden.  
Access from the driveway leads into...

### GARAGE

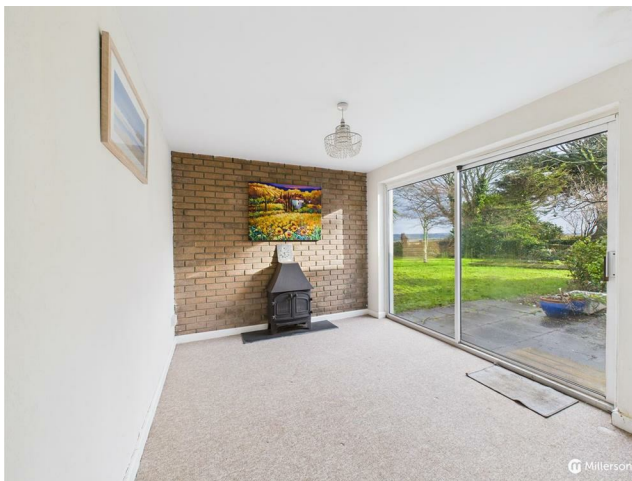
Fitted with an up and over door, power and light supplied, window to the rear.

### REAR GARDEN

A delightful rear garden, laid mainly to lawn enjoying a superb far reaching rural views across adjoining fields.  
The garden is well stocked with mature trees, shrubs and bushes and offers a high degree of privacy with the added benefit of a good sized patio area with space for table and chairs.

### SERVICES

Mains gas, electricity, water and private sewerage (septic tank). The property is heated via a gas fired central heating boiler, located in the loft space.



## DIRECTIONS

From our Hayle office, turn left along Fore Street heading towards the A30. At the Loggans Moor round about, take the second exit and continue past the petrol station, heading towards Connor Downs.

Continue past the Turnpike Inn public house and petrol station and continue along this main road and turn left at the cross roads onto Gwithian Road. The property will soon be seen on your right hand side.

## MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Mains gas-powered central heating is installed.

Heating features: Aga/Rayburn

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage, Driveway, Gated, Off Street, and Private

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: Level access shower

Coal mining area: No

Non-coal mining area: Yes





Gwithian Road, Connor Downs, Hayle, TR27 5EA



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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.





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

1245 ft<sup>2</sup>  
115.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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