

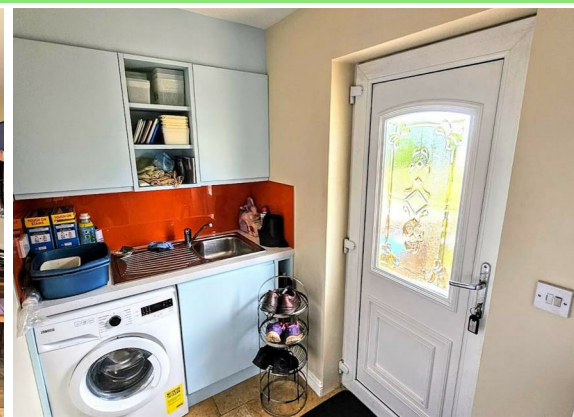
Loggans Road

Hayle

TR27 4PL

Asking Price £420,000

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- INTEGRAL GARAGE WITH ELECTRIC DOOR
 - SOUTH FACING REAR GARDEN
- CONNECTED TO ALL MAINS SERVICES
 - AMPLE OFF STREET PARKING FOR MULTIPLE VEHICLES
- OPEN PLAN KITCHEN /DINER WITH SEPARATE UTILITY
 - WALKING DISTANCE TO THE SUPERMARKET AND PARK
 - ENSUITE TO MASTER
- EXPANSIVE SPACIOUS ENTRANCE HALLWAY
 - MOTIVATED VENDOR



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1369.00 sq ft



Property Description

Millerson Estate Agents are delighted to present this detached three bedroom flat, level bungalow, located in the heart of Hayle to the market. Occupying a sizeable plot and situated on the popular Loggans Road, means this home is within walking distance to the local supermarket and recreational park whilst also having direct access to bus routes in and around the county. The accommodation briefly comprises of a bright, expansive, bigger than average entrance hallway with sizeable coat store and with doors that lead off to the lounge, recently refurbished kitchen/diner, utility, three sizeable bedrooms with en-suite to bedroom one, family bathroom and separate WC with access to the integral garage through the utility room. Externally, to the front, the property offers ample off street parking for multiple vehicles. In addition to fully stocked, flourishing flower beds. To the rear there is a South facing garden with timber decked, entertaining seating area which leads down to the laid to lawn garden which has various mature plants, shrubs and trees. The property is connected to all mains services and falls within Council Tax Band D. Viewings are highly recommended to appreciate all that there is to offer.

The Accommodation Comprises

(All dimensions are approximate)

UPVC partially glazed front door leading into the:

Entrance Hallway

10'9" x 9'10" (3.28m x 3.00m)

Skimmed ceiling. Recessed spotlights. Radiator. Ample power sockets. Access to coat storage cupboard. Carpeted flooring and entrance matting. Skirting. Doors leading to:

Living Room

16'9" x 12'9" (5.11m x 3.89m)

Skimmed ceiling. Double glazed windows to the front and side aspects. Radiator. Gas feature fire with wooden surround and marble style hearth. Ample power sockets. TV Aerial connection point. Carpeted flooring. Skirting.

Open Plan Kitchen / Diner

18'2" x 14'11" (5.54m x 4.55m)

L Shaped - Maximum measurements taken. Skimmed ceiling. Recessed spotlights. Smoke Sensor. Double glazed window to the rear aspect. Range of wall and base fitted units with Quartz effect worksurfaces and stainless steel sink with drainer and mixer tap. Perspex splash-back throughout. Integrated Bosch eye level double oven and grill, four ring gas hob with extractor hood above, Radiator. Ample power sockets. TV Aerial and Broadband/Phone connection points. Tiled flooring Skirting. Double glazed French doors leading out to the timber decked seating area and rear garden, Internal door leading through to the:

Utility Room

9'3" x 4'6" (2.82m x 1.37m)

Skimmed ceiling. Wall and base fitted units with straight edge worksurfaces. Integrated stainless steel sink with drainer and mixer tap. Space and plumbing for freestanding washing machine. Radiator. Combination Worcester boiler housed. Tiled flooring. Skirting. UPVC partially glazed door leading to the side aspect and internal door leading to the garage.

W/C

6'1" x 3'2" (1.85m x 0.97m)

Double glazed frosted window to the front aspect. Loft hatch with pull down ladder. W/C with push flush. Wash basin with mixer tap and tiled splash-back. Radiator. Slate tiled flooring. Skirting.

Rear Hallway

Carpeted flooring. Skirting. Doors leading to:

Bedroom One

14'4" x 10'7" (4.37m x 3.25m)

Maximum measurements taken. Skimmed ceiling. Double glazed window to the rear aspect. Built in wardrobes. Radiator. Ample power sockets. Aerial connection point. Carpeted flooring. Skirting. Internal door leading through to.



Bedroom One Ensuite

5'5 x 5'5 (1.65m x 1.65m)

Skimmed ceiling. Double glazed frosted window to the side aspect. Extractor fan. Partially tiled throughout. Corner walk in shower cubicle with electric unit. W/C with push flush. Wash basin with mixer tap. Heated towel radiator. Tiled flooring. Skirting.

Bedroom Two

10'7 x 10'3 (3.23m x 3.12m)

Maximum measurement taken. Skimmed ceiling. Double glazed window to the side aspect. Radiator. Ample power sockets. Aerial connection point. Built in wardrobes. Carpeted flooring. Skirting.

Bedroom Three

9' x 8'8 (2.74m x 2.64m)

Skimmed ceiling. Double glazed window to the side aspect. Ample power sockets. Aerial connection point. Radiator. Carpeted flooring. Skirting.

Family Bathroom

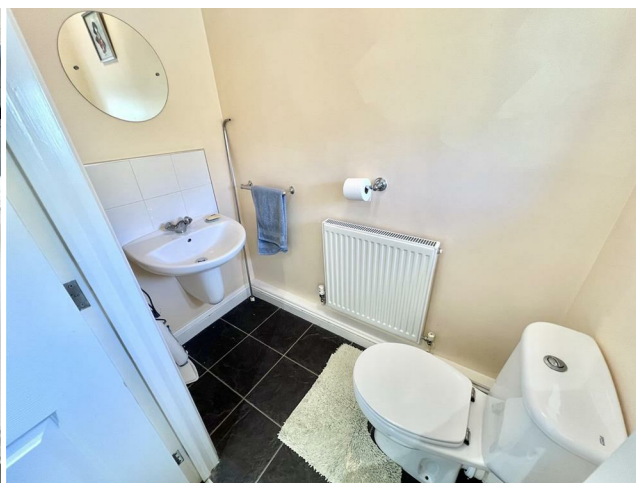
9'1 x 6'5 (2.77m x 1.96m)

Skimmed ceiling. Double glazed frosted window to the side aspect. Partially tiled throughout. Heated towel radiator. Bath. Separate shower cubicle with electric unit. Wash basin with mixer tap. W/C with push flush. Tiled flooring. Skirting.

Garage

16'3 x 9'8 (4.95m x 2.95m)

Electric roller door. Power and Lighting. Consumer unit housed.





Loggans Road, Hayle, TR27 4PL

Outside

To The Front - There is traditional Cornish boundary wall and flower bed which is fully stocked with flourishing plants and well maintained by the owner. The drive is accessed via a wooden gate and is brick paved providing more than enough parking. Wall mounted security lighting. There is side access to the rear garden and utility.

To The Rear - Accessed directly from the kitchen on to the timber decked terrace which is perfect for hosting and entertaining and sizeable enough for a outdoor furniture. Steps lead down to the bottom section of the garden which is laid to lawn and has mature trees and shrubs, with stocked flourishing flower beds. It is enclosed with timber fencing which identifies boundaries. There is a timber shed for storage needs and a graveled side path which leads around to the front of the property.

Parking

There is ample off street parking for multiple cars in addition to a single space within the garage.

Services

The property is connected to mains water, gas, electricity, drainage and falls within Council Tax Band D. There is an installed internal security system.

Agents Note

We have been made aware that there has been planning approved for a Solar Farm to be erected in the field to the rear of the property with trees to be planted to create a privacy barrier. Should you look for more information on this then the Cornwall planning number is PA24/02723.

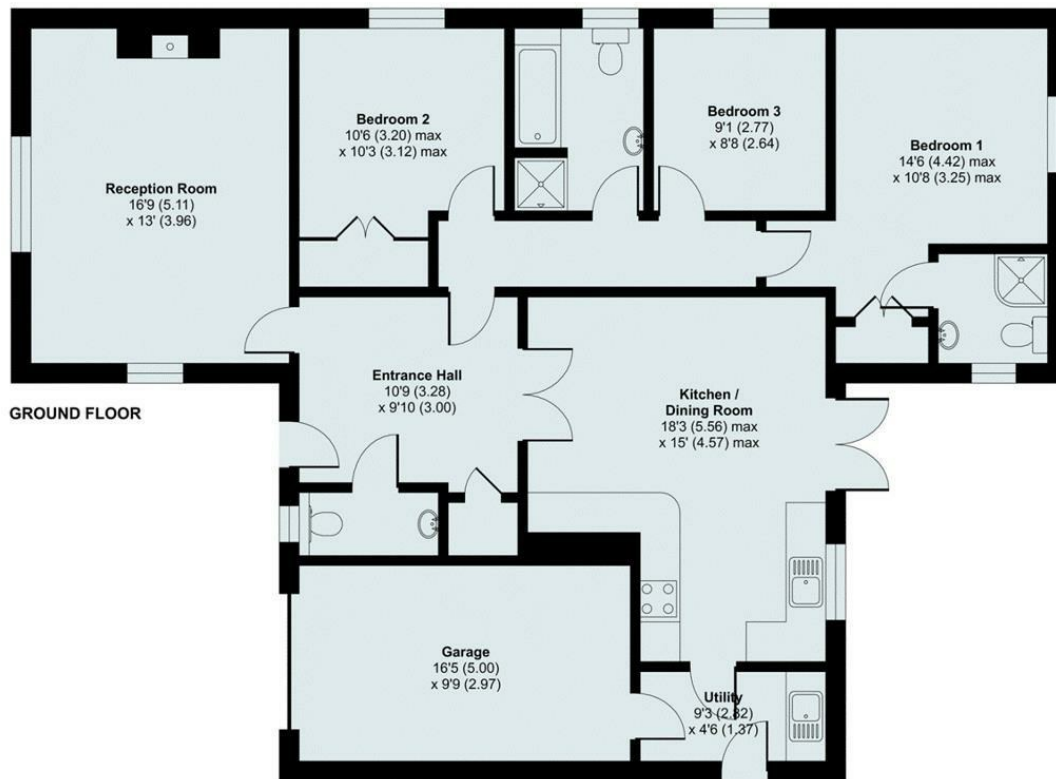




Loggans Road, Loggans, Hayle, TR27

Approximate Area = 1369 sq ft / 127.1 sq m (includes garage)

For identification only - Not to scale



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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Hayle
Cornwall
TR27 4DY

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www.millerson.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
EU Directive 2002/91/EC		
England & Wales		

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