

Hayle Road



Leedstown  
TR27 6DD

Asking Price £345,000

- DETACHED BUNGALOW
- SET IN THE CENTRE OF POPULAR VILLAGE
- TWO/THREE BEDROOMS
- LARGE CONSERVATORY/LIVING AREA
  - SNUG AREA
- ENCLOSED LEVEL REAR GARDEN
  - AMPLE PARKING AREA TO FRONT
- OIL FIRED CENTRAL HEATING
- CLOSE TO NORTH COAST BEACHES
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 963.00 sq ft



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#### PROPERTY DESCRIPTION

A lovely and individual detached two/three bedroom bungalow with oil fired central heating and the accommodation briefly comprising entrance vestibule, entrance hall, lounge presently used as a bedroom, two further double bedrooms, bathroom, kitchen, large conservatory presently used as a living room/diner, snug and a utility room. Outside to the front is parking for a number of vehicles and to the rear is a south facing level garden with large lawn area and patio.

#### LOCATION

Leedstown is a peaceful village on a crossroads serving Hayle, Helston Camborne and Penzance, there is a strong community found in this rural village with many local walks nearby. The village supports a local pub, and active village hall and Hayle, about three/four miles away offers an extensive range of small, medium and larger shops and also there are some stunning sandy beaches. The A30 dual carriageway is about three miles distant giving great access east towards Truro.

#### THE ACCOMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

#### ENTRANCE VESTIBULE

Upvc front door, wood effect tile floor, small paned glazed door to:

#### ENTRANCE HALLWAY

Wood effect tiled floor, panelled radiator, built in cupboard with shelving, loft access, door to

#### LOUNGE /BEDROOM ONE

Double glazed window to front aspect, panelled radiator, fire place with wood mantle over and hearth, space for electric fire, skimmed ceilings

#### BEDROOM TWO

Double glazed window to front aspect, panelled radiator, skimmed ceilings.

#### BEDROOM THREE

Double glazed window to rear aspect, panelled radiator.

#### BATHROOM

With clad walls with sparkle finish, tiled floor, panelled bath with mixer taps and electric shower above, wall mounted circular basin with mixer taps, low level WC, with push button flush.

#### KITCHEN

Fitted with an extensive range of modern shaker style kitchen units with many base units and draws, stone effect work tops, four ring electric hob with splash back and extractor fan above, space for fridge, tiled floor, panelled radiator, built in larder cupboard, one and a half sink unit and drainer with mixer taps. Breakfast bar and arch way opening into:

#### CONSERVATORY/LIVING ROOM

A lovely bright room which is used as a open plan living room/ dining room with double glazed windows to side and rear, double glazed French doors opening into garden, double glazed ceiling, panelled radiator and door to:

#### SNUG

With sky light, wall mounted electric consumer unit, LED lights and door leading to:

#### UTILITY ROOM

Double glazed window to front and side aspect, space for tumble dryer, washing machine and freezer. Panelled radiator, Vinyl flooring, inset LED lighting.

#### OUTSIDE

To the front there is a gravelled drive driveway providing ample off road parking.

To the rear is a level enclosed level west facing garden with lawn area and is ideal for pets and children with side gate, patio area, fencing screening oil tank.

#### SERVICES

Mains Water, Electricity, Drainage. Oil fired central heating and hot water. (Oil boiler located outside at rear)

#### DIRECTIONS

From the centre of Leedstown with the pub on your lefthand side, proceed towards Hayle on the B3302 and then on the left hand side just before the village hall will be this property and clearly identifiable with a Millerson board. A member of the team will be there to meet you.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: C

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: Oil-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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



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Parking: Driveway, Private, and Off Street  
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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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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