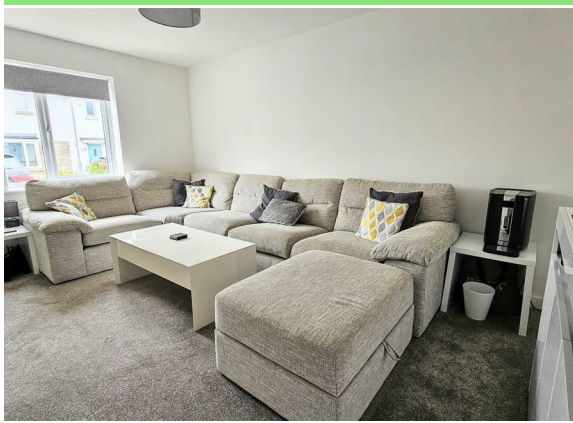




# Sparrow Close Hayle TR27 5GA

Offers Over £290,000

- THREE BEDROOM MODERN FAMILY HOME
- IMPECCABLY PRESENTED
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
  - KITCHEN DINER
  - LOW MAINTENANCE GARDEN
- PARKING FOR TWO CARS
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 925.70 sq ft



Entrance door opening into...

#### ENTRANCE HALLWAY

Entrance matting, radiator, fitted carpet, carpeted stairs leading to first floor lever.

Door leading into...

#### W/C

6'2 x 3'0 (1.88m x 0.91m)

Low level w/c with push button flush, pedestal wash hand basin with tiled splash back and mirror above.

Vinyl tile effect flooring, radiator, and wall mounted extractor fan.

#### LOUNGE

15'8 x 10'5 (4.78m x 3.18m)

Fitted carpet, double glazed window to the front, radiator.

#### OPEN PLAN KITCHEN DINER

17'10 x 14'0 (5.44m x 4.27m)

A spacious kitchen diner, fitted with an attractive, modern, white high gloss kitchen with base and wall mounted kitchen units with granite effect work surfacing over.

Integrated washing machine, and dishwasher, stainless steel one and half bowl sink and drainer, four ring as hob with electric oven below, stainless steel splash back with stainless steel extractor above.

Cupboard housing gas boiler, double glazed window to the rear, vinyl flooring, inset ceiling spot lights.

Space for dining table and chairs, double glazed French doors to the rear.

Door into understairs storage cupboard, providing useful storage with space for tumble drier.

From the entrance hallway, carpeted stairs lead to...

#### FIRST FLOOR LANDING

Fitted carpet, loft hatch, two built in cupboards. Various doors leading off and door into...

#### BEDROOM 1

10'7 x 9'6 (3.23m x 2.90m)

Fitted carpet, double glazed window to the front, radiator, built in wardrobe. Door leading into...

#### ENSUITE SHOWER ROOM

6'11 x 8'8 (narrowing to 5'5) (2.11m x 2.64m (narrowing to 1.65m))

Shower cubicle with mains fed shower and drencher head and wand attachment, tiled surround, bifolding glass door. Low level w/c, pedestal wash hand basin, heated towel rail, vinyl flooring, LED lighting, shaver socket.

#### BEDROOM 2

10'8 x 10'1 (maximum measurement) (3.25m x 3.07m (maximum measurement))

Fitted carpet, double glazed window to the rear distant rural views, radiator.

#### BEDROOM 3

9' x 7'4 (2.74m x 2.24m)

Fitted carpet, double glazed window to the rear with rural views.

#### BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

Panel enclosed bath with mixer and electric shower over tiled surround and glass shower screen. Pedestal wash hand basin with monobloc tap and tiled splash back, low level w/c with push button flush, obscured double glazed window to the font. Heated towel rail, vinyl flooring.

#### OUTSIDE

To the front of the property there is off road parking for two cars, pathway leading to the front door.

Gated access to the side of the property leads to...

#### REAR GARDEN

Large patio area, laid to paving. There is a paved pathway leading down the garden with artificial lawn, gravelled area, and garden bar, enclosed by fencing.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £1974.56 a year (£164.55 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No



Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Triple glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
 Parking: Allocated, Driveway, 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 flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: Level access  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: B

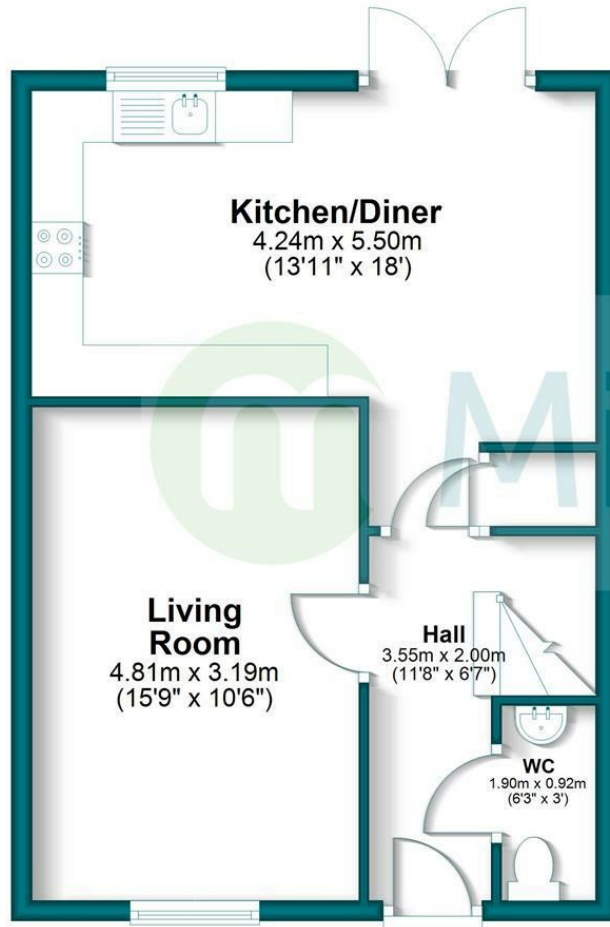
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

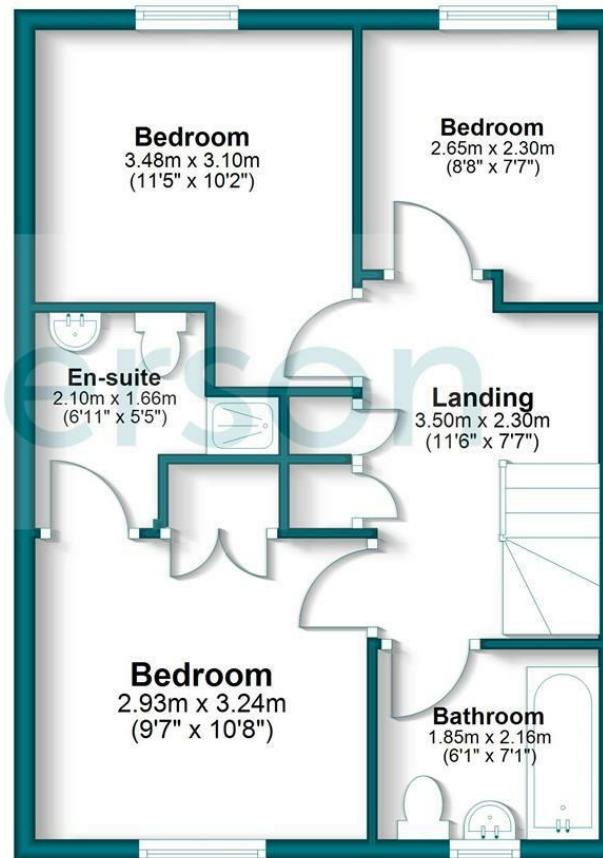
## Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 86.7 sq. metres (932.7 sq. feet)

## Directions To Property

Millerson Estate Agents  
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Hayle  
Cornwall  
TR27 4DY  
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T: 01736 754115  
www.millerson.com

## Scan QR For Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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