



# Albertus Gardens

## Hayle

### TR27 4JB

Asking Price £465,000

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- LANDSCAPED AND ENCLOSED REAR GARDEN
- GARAGE AND UTILITY ROOM
- LOCATED IN A VERY DESIRABLE RESIDENTIAL LOCATION
- MODERN KITCHEN/DINER
  - REAR SUN TERRACE
  - THREE BEDROOMS
- CONVENIENT FOR LOCAL BEACHES
  - SUMMER HOUSE
  - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - D

Floor Area - 1074.00 sq ft



3



1



2



C69

#### PROPERTY

This is a beautifully presented bungalow with a recently installed positive air circulation system and spacious accommodation which briefly comprises: reception hallway, living room with wood-burning stove, contemporary light kitchen, dining room, three bedrooms and bathroom. Outside there is a utility room and garage with further parking for numerous vehicles and the rear garden which is a real gem; level, enclosed and well-landscaped with terrace which enjoys the afternoon and evening sun, large lawned area, well stocked with an abundance of shrubs and flowers, offering a good degree of privacy and views towards Phillack church and the Towans. At the end of the garden there is a summer house that has power and internet, ideal for those wanting to work from home.

The property also has planning permission to extend: Planning reference PA23/09803

#### LOCATION

Albertus Gardens is a well-respected and sought-after residential location, about ten minutes walk from the Foundry end of Hayle, which hosts an extensive range of local facilities including supermarket, various individual businesses and shops. There is also a railway station on the main London Paddington/Penzance line and access to St Ives on the local branch line. The North Coast, only a mile or so away, offers various wonderful sandy beaches ideal for surfing, families and walking the dogs. There is also an out-of-town shopping centre with a Marks and Spencers store, Boots, Next and various other retail opportunities on the industrial site. The A30 also provides great transport links West to Penzance and East to Camborne, Redruth and the city of Truro.

#### THE ACCOMMODATION COMPRISES

All dimensions are approximate and are measured by LIDAR

#### HALLWAY

Composite front door, opening into entrance hallway with mat well, solid wood door opening into:

#### HALLWAY

Inner front door leading into inner hall with panelled radiator, solid wood engineered wood flooring, access to loft space, ample power points, coved and skimmed ceilings with positive air circulation vent, door to:

#### LIVING ROOM

16'0" x 10'9" (4.90m x 3.29m)

Double-glazed picture window to front aspect, brand new wool carpet, wood-burning stove, panelled radiator, ample power points, TV ariel point, skimmed and coved ceilings.

#### DINING ROOM

10'6" x 7'10" (3.21m x 2.41m)

Two double-glazed windows to side aspect, panelled radiator, solid engineered wood flooring, built-in cupboard, archway leading into

#### KITCHEN

14'5" x 11'10" (4.41m x 3.63m)

A lovely, bright and contemporary kitchen with an extensive range of base units, with space for and plumbing for dishwasher, wood-effect work tops with inset one-and-a-half bowl stainless steel sink unit with mixer taps and range of wall units with pelmet lighting, attractive tiled-effect flooring, space for double oven 'Range' style oven and hob, tiled splashback, stainless steel extractor fan over, Double-glazed French doors to the expansive rear garden, double-glazed window to side aspect, ample power points and skimmed ceilings.

#### MAIN BEDROOM

16'6" x 9'10" (5.03m x 3.02m)

Double-glazed window to rear aspect, two wall-mounted panelled radiators, dressing area with space for double wardrobes, ample power points, skimmed ceilings.

#### BEDROOM TWO

10'10" x 10'4" (3.32m x 3.17m)

Double-glazed window to front aspect, panelled radiator, ample power points and skimmed ceilings.

#### BEDROOM THREE/STUDY

7'6" x 7'0" (2.31m x 2.14m)

Double-glazed window to rear aspect, panelled radiator, range of built-in cupboards, and desk and drawers, ample power points, telephone point and skimmed ceilings.

#### BATHROOM

12'5" x 6'0" (3.81m x 1.85m)

A modern and very attractive bathroom with range of built-in cabinets, WC with concealed cistern, wash basin with mixer taps, part-tiled walls, range of wall-mounted bathroom cabinets, fully-tiled double shower cubicle with rain-head shower and hand-held shower, obscure double-glazed window to side aspect.

#### UTILITY ROOM

13'5" x 8'1" (4.09m x 2.47)

Range of units base and wall units, wash basin and mixer taps, plumbing for washing machine, double-glazed window to side aspect, pedestrian door to garden, door opening into:

#### GARAGE

11'8" x 8'1" (3.56m x 2.47m)

Up and over door, power points and lights.



### PARKING

To the side there is parking for three to four cars, leading to the garage.

### OUTSIDE

The garden is really well-presented, to the front there is a low wall, level lawn area and flower borders stocked with shrubs and flowers, and to the side is a driveway and parking space for three cars leading to the garage. The rear garden is a real delight,, enclosed manicured lawns, flower borders with an array of flowers and shrubs, rear terrace, pathway leading to the SUMMER HOUSE, which is equipped with power, light and internet, ideal for working from home.

### SERVICES

Recently installed Positive air circulation system, Mains Water, Electricity, Mains Gas and Gas central heating and Mains Drainage. Council Tax 'D'

The property has planning permission to extend, reference PA23/09803.

Gas boiler located in Loft (installed approximately 2021)

### DIRECTIONS

From our Hayle office, turn right and continue along Fore Street and along Commercial Road, Hayle Terrace and Penpol Terrace, pass under the viaduct and take the first exit at the roundabout. Continue up this road, passing the White Hart Hotel and the Millpond. Continue up Foundry Hill and turn right onto Trelissick Road. Take the next turning on your left into Albertus Gardens, then turn right onto Albertus Road, where the bungalow will be found on the left hand side.

### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No







Albertus Gardens, Hayle, TR27 4JB



Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing and Wood burner  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage and Driveway  
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

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

E: hayle@millerson.com

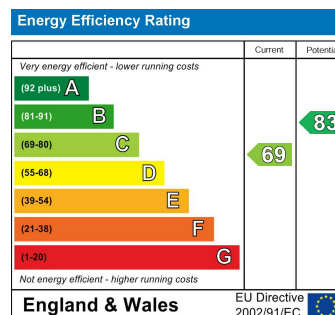
T: 01736 754115

www.millerson.com

**Scan QR For Material Information**



**Scan me!**



**Millerson**  
millerson.com