

**7 Boskennal Drive,
Hayle,
Cornwall, TR27 4QX**



£270,000

- | | |
|----------------------------|-------------------------------|
| LINK DETACHED | • 3 BEDROOMS |
| CONSERVATORY | • GARAGE & PARKING |
| ENCLOSED GARDENS | • DOUBLE GLAZING |
| GAS CENTRAL HEATING | • EPC - TBC |



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This three bedroom bungalow is offered with no chain and provides a lounge, kitchen/diner, good size conservatory, garage, off street parking and gardens. The property is situated in a popular cul de sac location.

Accommodation

Dimensions approximate

Entrance Porch	Entered via an obscured glass panel wooden door, upvc double glazed window to front aspect and tiled floor, obscured glazed door to:
Living Room	14' 0" x 11' 4" (4.26m x 3.45m) plus recess either side. Upvc double glazed window to front aspect, radiator and door to:
Bedroom	13' 5" x 10' 10" (4.10m x 3.30m) Upvc double glazed full length window and door to rear garden, radiator.
Inner Hall	Linen cupboard, loft access and doors to:
Bedroom	10' 11" x 7' 2" (3.32m x 2.18m) Upvc double glazed window to rear aspect, radiator.
Bathroom	Upvc double glazed window to front aspect, fully tiled, low level wc, wall mounted wash hand basin, panel bath with mains fed shower over, heated towel rail, extractor fan.
Kitchen/Diner	13' 9" x 11' 7" (4.20m x 3.52m) Upvc double glazed window to front aspect, range of base and eye level units, two circular stainless steel sinks with mixer tap over, integral dishwasher, space and plumbing for washing machine, wall mounted combi boiler, gas hob with oven and grill under and hood over, space for fridge/freezer, radiator, door to:
Bedroom	11' 1" x 10' 9" (3.38m x 3.27m) Upvc double glazed window to rear aspect, radiator.
Conservatory	14' 7" x 12' 6" (4.44m x 3.80m) Fully upvc double glazed conservatory, pitched roof and French doors to garden, radiator, tiled floor and ceiling fan.
Garage	17' 9" x 7' 10" (5.40m x 2.40m) Upvc double glazed door to rear garden, electric and light, up and over door.

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Outside

To the front of the property are two gated entrances affording off street parking and access to the garage. There is a walled garden laid to lawn with flower beds housing various shrubs and flowering plants and access to the rear garden. To the rear is a large decked area, lawn and shed.

Directions

From Copperhouse, proceed through Hayle towards Foundry Square. At the roundabout take the first exit up Foundry Hill past the Hospital and the turning to Paradise Park. Boskennal Drive is the next turning on the right and the property can be found right at the top of the road in the cul de sac.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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