







## £270,000

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



Abode Property Agents, 48 Fore street, Hayle, TR27 4DY info@abodepropertyagents.co.uk 01736 756681





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 osbscured 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.

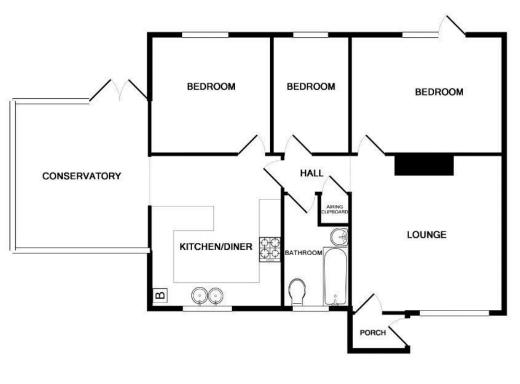
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Outside To the front of the property are two gated entrances affording off street parking and access to the garage. There is a walled garden laid to lawn with flower beds housing various shrubs and flowering plants and access to the rear garden. To 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 Made with Metropix ©2015

**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.

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