

FOR
SALE



PROPERTY SUMMARY

Situated within the popular residential location of Sandfields this NON-TRADITIONAL BUILD semi detached house has recently been refurbished throughout and is available for sale with no ongoing chain.

To the ground floor there is an entrance hall giving access to a good size lounge with double doors through to a modern fitted kitchen/diner that has French doors opening out on to a South-facing rear garden. To the first floor there are three bedrooms and a family bathroom.

The property further benefits from off road parking to the front with gated side access leading to the rear.

POINTS OF INTEREST

- Three Bedroom semi detached house
- Modernised fitted kitchen
- Three good sized bedrooms
- Enclosed south facing rear garden
- NO ONWARD CHAIN / Council Tax - A
- Off road parking to the front. EPC - C



ROOM DESCRIPTIONS

Entrance Hall

Via frosted glass PVCu door. Staircase leading to first floor. Understairs storage cupboard. Radiator and laminate flooring.

Lounge

3.33m x 4.44m (10' 11" x 14' 7") PVCu double glazed window overlooking the front. Radiator and laminate flooring. Glass double doors through to:

Kitchen/Diner

3.01m x 6.50m (9' 11" x 21' 4") Spotlights. PVCu double glazed window overlooking the rear. PVCu double glazed french doors leading out on to the rear garden. Frosted glass PVCu door leading out on to the rear garden. A range of wall and base units in white high gloss with coordinating roll edge worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Breakfast bar. Built-in electric oven with four gas burner hob and extractor. Plumbing for automatic washing machine. Cupboard housing the combination boiler. Understairs storage. Integrated fridge/freezer. Radiator and tiled effect laminate flooring.

First floor landing

PVCu double glazed window overlooking the side and fitted carpet. Doors leading off.

Family bathroom

1.53m x 2.43m (5' 0" x 8' 0") Spotlights. Frosted glass PVCu window overlooking the rear. Three piece suite comprising panelled bath with overhead shower and glass screen, pedestal wash hand basin and low level w.c. Heated towel rail. Respatex to the walls. Laminate flooring.

Bedroom 1

3.06m x 4.34m (10' 0" x 14' 3") Access to loft with pull down ladder. PVCu double glazed window overlooking the rear. Radiator and fitted carpet. Fitted wardrobes.

Bedroom 2

3.33m x 3.37m (10' 11" x 11' 1") PVCu double glazed window overlooking the front. Radiator and fitted carpet.

Bedroom 3

2.36m x 2.95m (7' 9" x 9' 8") PVCu double glazed window overlooking the front. Radiator and fitted carpet.

Outside

To the rear of the property there is an enclosed South-facing garden partly laid to patio and lawn. Large outbuilding/garage with newly fitted roof and door. The front garden is laid to lawn with a driveway. Electric charging point.

NOTE

This property is of non-traditional Cornish construction but the necessary certificates are available.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (70)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



