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BILL BANNISTER

Sales & Lettings



10 Rose-An-Grouse

Canonstown, Hayle, TR27 6JN

£219,950



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We are very pleased to bring to market this two bedroomed bungalow, set in a most convenient location given its excellent transport links and proximity to a number of local towns and beaches. From the driveway, steps lead up to a very useful double glazed front entrance porch. In good order throughout, an internal front door opens into the hallway which gives access to all of the internal accommodation. Furthermore, the hallway has a full height storage cupboard as well as a low level built-in storage cupboard with sliding door access. Thereafter, access is given to a good sized lounge/living room/diner which is to the rear of the property and enjoys pleasant rural views. This room also has an open fire within a slate fireplace. From here, access is given to the modern fitted kitchen which has units in a gloss white finish with built-in handles. There is space for an electric cooker with both a stainless steel splashback and built-in extractor hood already in place. There is also space for a washing machine with plumbing available and space for a tall fridge/freezer. The rear hallway is accessed from the kitchen and this in turn accesses the back garden as well as the rear of the driveway and garage. Both bedrooms are towards the front of the property and overlook the garden and front aspect. Complementing the bedrooms is a good sized, partially tiled bathroom with a Triton electric shower over the bath. In terms of heating, there are recently installed Dimplex Quantum storage heaters in the lounge and both bedrooms, complemented by double glazing throughout.

Externally, a hard standing driveway leads from the pedestrian pavement. There is parking for two vehicles leading to a single garage with up and over door and power behind. A pathway runs across the front of the property with a manageable laid to lawn garden in front and walled borders all round. The rear garden is accessed from the rear hallway, via steps down from the external door. There is a hard standing pathway leading to a patio area, fronting a laid to lawn area with walled borders all round and enjoying pleasant rural views.

Please note, we understand from the current vendor that the property owner is responsible for maintaining the hedging opposite the front of the property in terms of ensuring it does not impede onto the road. Furthermore, we also understand that the trees on the other side of the back wall in the garden are due to be cut back by the rail authorities.

In terms of location, there is a petrol station with convenience store close by, alongside the access to bus routes. The delightful Gwithian Beach, a three mile stretch of sandy beach and dunes, can be reached in around twenty minutes by car. The very popular coastal town of St. Ives, with its beaches and large variety of retail stores, both independent and chain, cafes, pubs and restaurants amongst other amenities and attractions, is within five miles, less than twenty minutes by car. However, due to the proximity of St. Erth railway station, which is within a five minute walk, the train journey is around twenty minutes with no parking charges to consider if you do or are able to walk to the station. Penzance is around fifteen minutes by car or again, a similar time by train and here you will find a comprehensive range of amenities and facilities including a hospital. The towns of Camborne, Redruth and Helston are also very accessible by either car or public transport.

Upvc door with a half clear double glazed panel, a clear double glazed side panel and two clear double glazed high level panels opens to:

ENTRANCE PORCH

Step up to a wooden front door with a single obscure glazed half panel opens to:

HALLWAY

4'7" x 5'10" (1.40m x 1.80m)

Mains smoke alarm, a built-in sliding door low level cupboard and a door opens to a full height storage cupboard.

BATHROOM

7'4" x 8'1" (2.24m x 2.48m)

Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Bath with a Triton T80 electric shower over, tiled splash back and a hinged glass shower screen. Mirrored medicine cabinet and a full height storage cupboard housing a hot water cylinder with slatted shelving above. Loft access hatch and a high level built-in storage cupboard with sliding doors. Upvc obscure double glazed window to the side aspect.

LOUNGE/DINER

12'4" x 14'8" (3.78m x 4.49m)

An open fireplace recessed into a slate fireplace with a slate hearth. Dimplex Quantum night storage heater. Upvc double

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glazed window overlooking the rear garden and aspect with rural views.

KITCHEN

7'6" x 8'8" (2.31m x 2.65m)

Fitted with a range of gloss white eye level storage cupboards and base level storage cupboards and a drawer with integrated handles. Roll edge work surfaces with metro tiled splash backs. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect with rural views. Space for an electric cooker with a stainless steel splash back and a built-in extractor hood above. Space and plumbing for a washing machine. Mylek wall mounted plug-in electric panel heater. Wooden door with a half obscure single glazed panels opens to:

REAR HALLWAY

Upvc door to the front opening to the driveway and a upvc door with a half clear double glazed opens to the rear garden.

BEDROOM 1

11'1" x 11'4" (3.40m x 3.47m)

Dimplex Quantum night storage heater. Upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2

8'8" x 8'7"n (2.65m x 2.62n)

Dimplex night storage heater below a upvc double glazed window overlooking the front garden and aspect.

OUTSIDE

To the front a hard standing driveway provides parking for two vehicles leading to a SINGLE GARAGE 5.00m x 2.40m (16'4 x

7'10) with an up and over door, power and a single glazed window overlooking the rear garden. A path runs along the front of the property and there is a laid to lawn area with walled borders to three sides plus an external tap. The rear garden has a pathway across the back to a rear patio area. The south east facing rear garden is mainly laid to lawn with walled borders to two sides and a fenced topped border to the remaining side.

DIRECTIONS

From Redruth take the A30 westbound and at Loggan Moor roundabout in Hayle take the third exit towards Penzance. Continue into Canonstown passing the petrol station and the property will then be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and electric night storage heating.

Broadband highest available download speeds - Standard 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).



Road Map



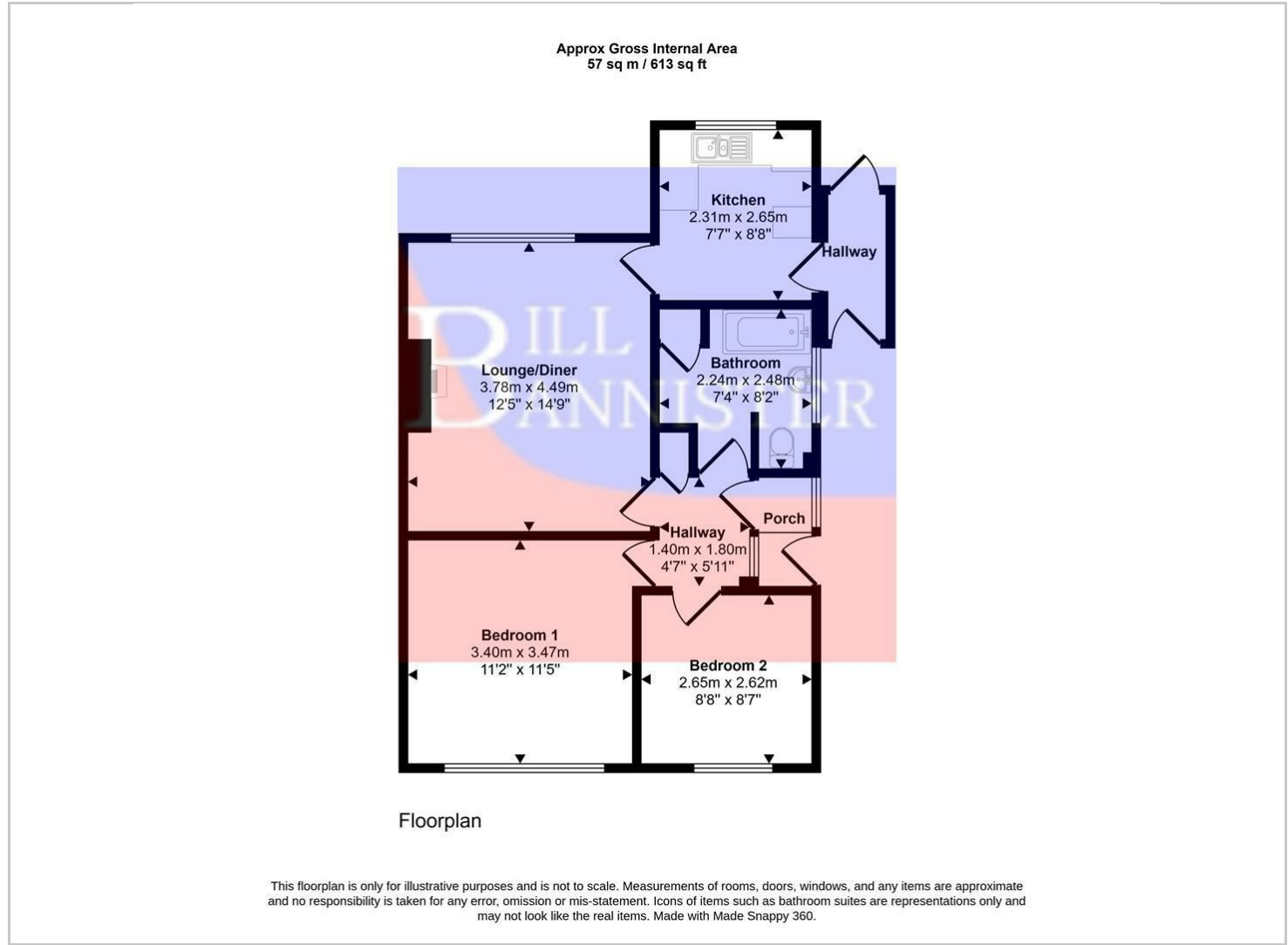
Hybrid Map



Terrain Map



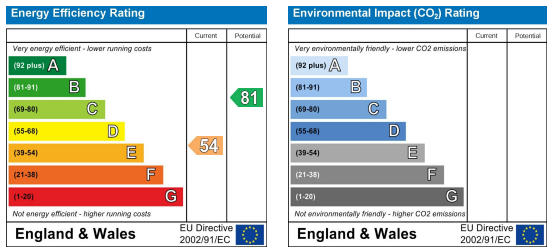
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.