



**7 Trelispen Park Drive, Gorran Haven,
Cornwall, PL26 6HX.**

ALASTAIR SHAW
COASTAL AND COUNTRYSIDE HOMES

7 Trelispen Park Drive, Gorran Haven, Cornwall, PL26 6HX.

A beautifully presented two double bedroom bungalow situated towards the end of a cul-de-sac, within approximately half a mile to the beach, harbour and village of Gorran Haven. The bungalow benefits from having a lovely decked patio, a large conservatory and a garage with driveway. Oil fired central heating and double glazing. The accommodation comprises of a hallway, generous lounge/dining room, kitchen, two double bedrooms, two shower rooms. Outside is a garage, bricked driveway, low maintenance front and rear gardens with a lovely decked area.

Covered Entrance

Double glazed door with glazed side panel leading to:

Hallway

Radiator, doors to all rooms, airing cupboard with hot water cylinder and shelving, built in coat cupboard with light. Loft hatch access.

Kitchen

10'3" x 9' (3.12m x 2.74m)

Double glazed window to the front elevation. A range of shaker style wall and floor mounted cupboard units, two double wall mounted units with glazed cupboard doors, one triple wall mounted unit with two glazed cupboard doors. Space for electric cooker, cooker extractor, space for fridge/freezer, integral dishwasher, sink and drainer with mixer tap, marble effect rolled edge work tops with tiled splashbacks. Door to dining room.

Lounge/Dining Room

Overall measurement 30'1" x 11'10" narrowing to 9'8" in dining area (9.17m x 3.61m narrowing to 2.95m)

Dining Area

Double glazed window to the front elevation. Radiator, coving. Archway through to lounge.

Lounge Area

Double glazed window to the side elevation, double glazed double doors to conservatory. Door to hallway. Color gas coal effect fire with slate stone surround and hearth, shelf to side. Coving. Television point.

Conservatory

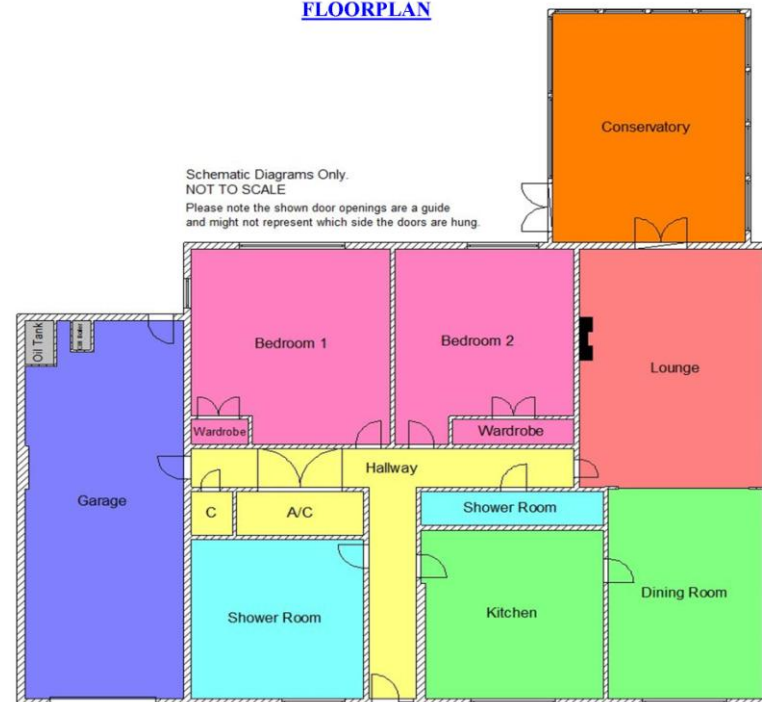
12'3" x 11'8" (3.73m x 3.56m)

Double glazed windows with top openers. Double doors leading to the rear decking. Light with incorporated fan.

Directions

On entering the village of Gorran Haven from the direction of Gorran High Lanes/Mevagissey, continue down Bell Hill taking the first turning on the left into Portheast Way. Follow the road along taking the next turning on the left to Trelispen Park Drive, at the crossroads at the top of the hill turn left, head towards the end of the cul-de-sac where number 7 can be found on the left hand side.

FLOORPLAN



Bedroom One

13'3" x 10'8" to includes wardrobes (4.04m x 3.25m)

Double glazed windows to the rear and side elevations. Radiator, fitted double wardrobes.

Bedroom Two

13'4" x 8'8" (4.06m x 2.64m)

Double glazed window to the rear elevation. Radiator, fitted double wardrobe with cupboards above. BT point.

Shower Room 1

Enclosed tiled shower cubicle with electric shower and glass shower door. Wash hand basin, low level WC, radiator, extractor fan.

Shower Room 2

Double glazed obscure window to the front elevation. An updated shower suite consisting of a low level WC, wash basin on pedestal with chrome effect mixer tap, walk-in shower cubicle with electric shower and glass shower screen, extractor fan, shaver socket, radiator. Tiled walls

Garage

21' 10" x 9' 10" (6.65m x 3.00m)

Electric garage door, door to bungalow, external door to rear garden, boiler, plumbing for washing machine, oil tank, light and power.

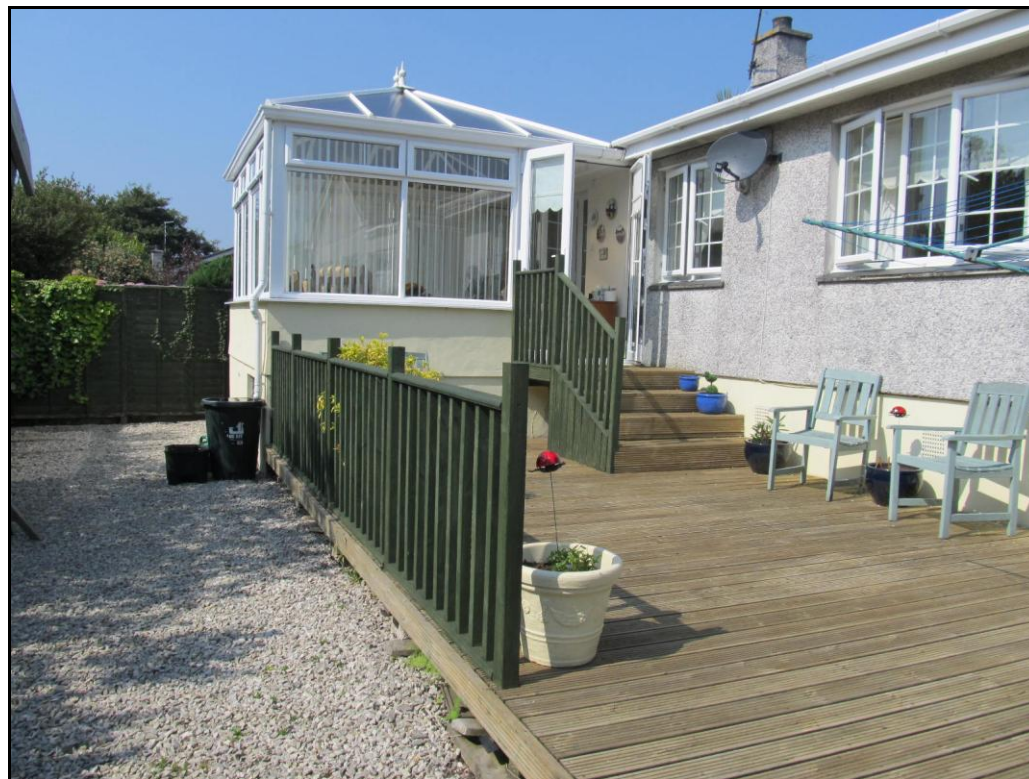
Front Garden

Brick paved driveway and patio.

Rear Garden

Low maintenance garden with decked patio and gravel area. Garden shed.

EPC Rating – D.



The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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