

19 Wheal Golden Drive, Holywell Bay, Cornwall TR8 5PE



Semi-detached 3 bedroom coastal bungalow with front and rear gardens, driveway parking and a garage, a short walk from the dunes and beach at Holywell Bay.

- Semi-detached 3 bedroom bungalow
- Enclosed rear garden
- Short walk to the beach
- uPVC double glazing
- Long garage and driveway parking
- Immediate possession with no chain
- Covered side passage
- Popular quiet location in coastal village

Reduced To £265,000 Freehold

Covered side passage with a uPVC double glazed front door leading to the:

HALL

Economy 7 night storage heater. Loft hatch. Storage cupboard. Double door airing cupboard housing the hot water cylinder.

WC

Fully tiled walls. Low level WC. Side aspect diffused glass uPVC double glazed window. Ceramic tiled floor.

LOUNGE

20'7 x 10'8 (6.27m x 3.25m)
2 Economy 7 night storage heaters. Floor to ceiling full height uPVC double glazed front aspect window overlooking the front garden.

KITCHEN

11' x 8'2 (3.35m x 2.49m)
Ceramic tiled floor. Further side aspect uPVC double glazed door leading to the covered side passage. Fitted range of wooden kitchen units under a laminate worktop incorporating a single drainer Astrocast sink unit with mixer tap and a four plate ceramic hob unit. Fitted double oven. Recess for washing machine with plumbing facilities. Integral slimline dishwasher and refrigerator. Recess for freezer. Matching range of wall cabinets with extractor canopy over hob unit. Open end display shelving and glass fronted display cabinet.

BEDROOM NO.1

14'1 x 10'2 (4.29m x 3.10m)
Economy 7 night storage heater. Rear aspect uPVC double glazed window.

BEDROOM NO.2

11'4 x 10'10 (3.45m x 3.30m)
Slight L-shaped maximum measurements. Fitted range of bedroom wardrobe furniture. Economy 7 night storage heater. Rear aspect uPVC double glazed window.

BEDROOM NO.3

10'8 x 8' (3.25m x 2.44m)
Front aspect uPVC double glazed window. Economy 7 night storage heater.

BATHROOM

8'6 x 5'4 (2.59m x 1.63m)
L-shaped maximum measurements. Full length side panel bath with independent electrically heated shower unit over. Fully tiled walls and floor. Wall

mounted heated towel rail. Basin as set into surround with double door cupboard under. Side aspect diffused glass uPVC double glazed window.

OUTSIDE FRONT

Open plan lawned front garden with palm trees and a tarmac driveway providing parking for 2 vehicles and leading to the garage. Lockable doors front and back in the covered side entrance lead to the:

REAR GARDEN

Fully enclosed rear garden laid to a small shaped lawn with surrounding planted flowerbeds. Concrete block left and right boundaries with a hit and miss timber boarded rear fence.

GARAGE

25' long x 7'9 wide (7.62m long x 2.36m wide)
Rear aspect uPVC double glazed window. Metal up and over front door. Power and light.

TENURE

Freehold

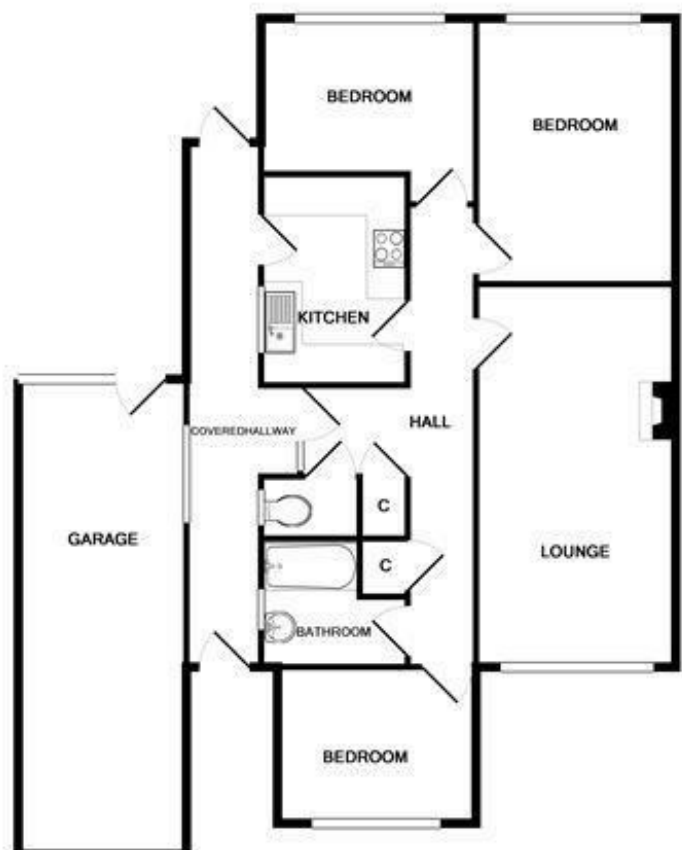
SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Band C





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	61