



Trevlin House 54A Queensway Hayle, TR27 4NL







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Trevlin House a spacious four bedroom reverse level house with sea views from the first floor and plenty of parking. It is located in a tucked away location in a popular residential area, and offers spacious living accommodation, having been built to our vendor's specifications. This residence is located a short distance from the Town Centre, which provides the gateway to popular Hayle Harbour, Towans and South West Coast Path. The property has been set out to maximise the views from both the living room with feature stone fireplace and woodburner. Also on the first floor is the spacious open plan kitchen with feature island, and space for a dining area, the perfect blend of modern living. Subject to any necessary consents you could install a raised decking area to join the living room to the kitchen, allowing the perfect blend of outdoor living and sea views.

Throughout, the large windows let in lots of natural light, which really helps to emphasise the generous room proportions. Externally is a brick paved driveway that can accommodate multiple cars. To the rear is a good size garden, which is a blank canvas ready to be turned into your outdoor haven. Additionally the garage has been converted into a fabulous room with bathroom, and kitchen area, making the perfect studio, office or additional bedroom. Hayle is becoming an increasingly popular destination, with many independent shops, access to spectacular beaches, location on the A30, or direct train links to London Paddington. Don't miss your chance to own a slice of Cornish paradise.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price - £550,000

Location

Hayle is a port town in West Cornwall, just over 5 miles from St Ives. It is situated at the mouth of the Hayle River, and boasts a 3 mile stretch of golden sand at the glorious Hayle Beach. This beautiful beach spans from the Hayle Estuary to Gwithian Towans and Godrevy Point, which is famous for it's Lighthouse. It's a haven for wildlife lovers, the Hayley Estuary is managed by the RSPB and regular visitors include curlews, little eygrets, oystercatchers, teals and wigeons.

Hayle is growing in popularity and with good reason. There is a sandy beach on the doorstep and lots of beach cafes and bars along the coast. It is an amazing location for those who enjoy cycling, walking, surfing, fishing and kayaking. Hayle has excellent transport links with easy access onto the A30 and direct trains to London Paddington.

Accommodation

Conservatory

Entrance Hall

Utility Room

Inner Hallway - accessing the rear garden

Bedroom One with En Suite and Dressing Room

Bedroom Two with En Suite

Bedroom Three

Bedroom Four

Shower Room

WC

Utility Room

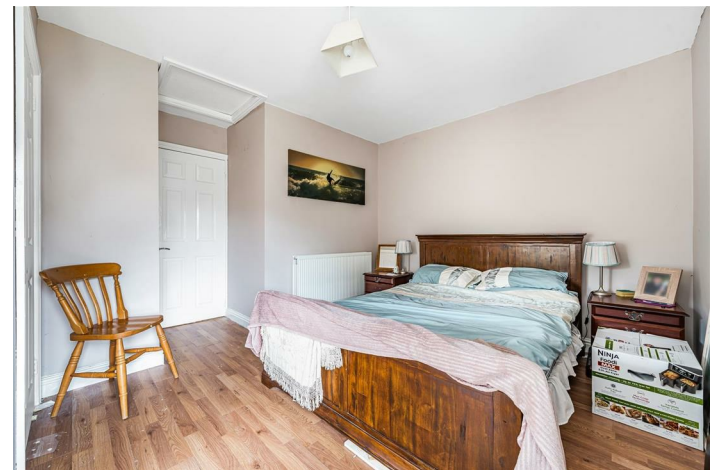
Home Office

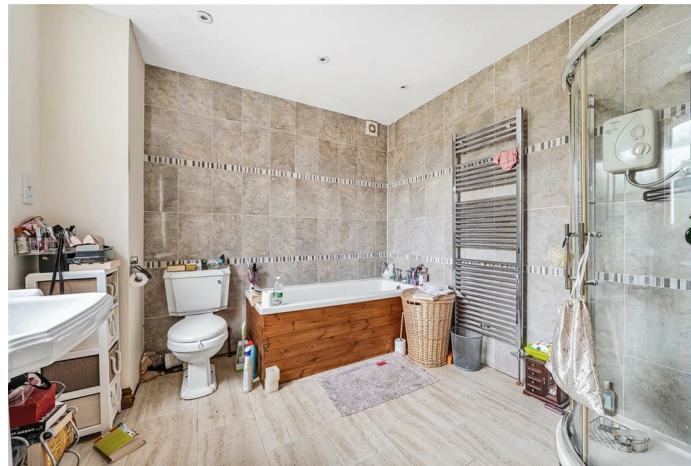
Garden

A nice garden laid to lawn at the rear with a pond.

Parking

For multiple vehicles on the gravel and brick drive.





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			
		83	89
England & Wales		EU Directive 2002/91/EC	

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

Services

Mains gas, electricity, water and drainage. Owned solar panels are installed.

Council Tax Band - E**Agents Note**

Trevlin House is accessed over a shared drive with number 54 Queensway.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

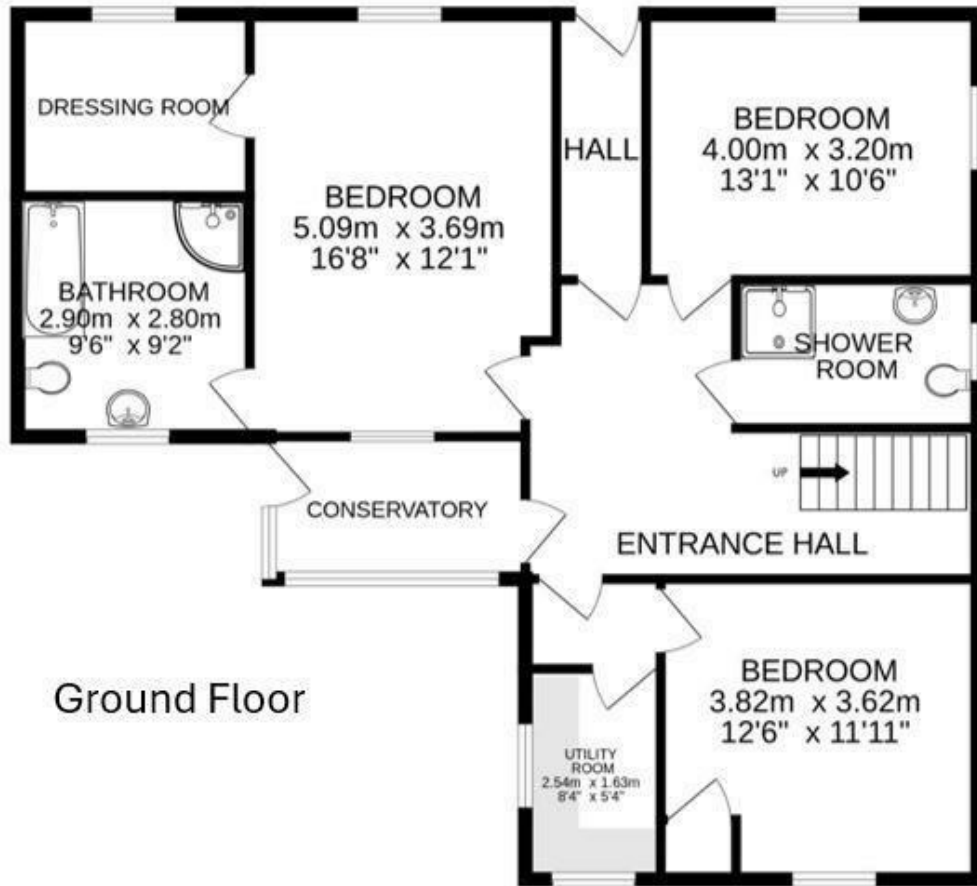
Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to check themselves as to the amount of double glazed units in the property.

