

# 24 Baileys Meadow Hayle, TR27 4FA







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Video Tour Available! Welcome to this stunning detached house located in the picturesque Baileys Meadow, Hayle. This property boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. With two modern bathrooms, there will be no more morning queues for the shower! The heart of the home is the open plan kitchen diner that is flooded with natural light, creating a warm and inviting atmosphere for entertaining guests or enjoying family meals. The separate living room provides a cosy retreat for relaxing in the evenings. In addition to the four bedrooms, there is a study that offers a quiet space to work from home or to create as your very own hobbies room. The double garage and driveway parking ensure that there is ample space for multiple vehicles. With the rear door from the garage and the french doors from the kitchen/diner, step outside to discover a beautifully landscaped low maintenance garden with a modern patio area, perfect for al fresco dining or simply soaking up the sun on lazy weekends.



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**GUIDE PRICE £490,000**

**Location**

Hayle is a thriving coastal town and has many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as it the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

**Accommodation**

Entrance Hallway  
Study  
W/C and Utility  
Kitchen/Diner  
Living Room  
Stairs to landing

Bedroom one with en-suite

Bedroom two

Bedroom three

Bedroom four

Bathroom

**Garage**

Double garage providing a good level of storage or work station.

**Parking**

Driveway parking for two vehicles

**Garden**

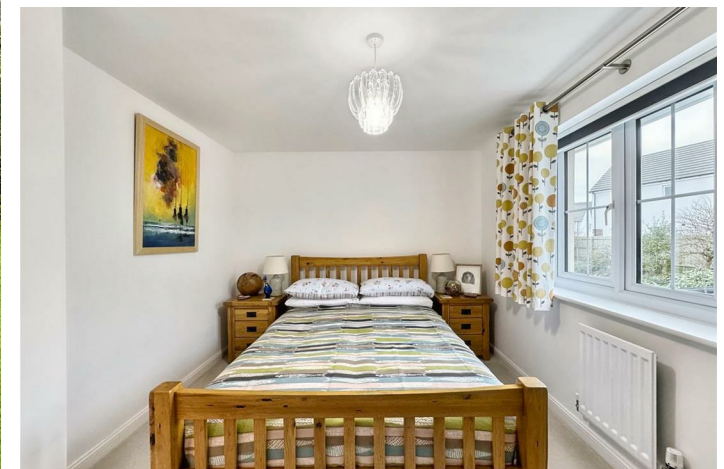
The enclosed garden has been landscaped with artificial grass and patio areas making it easy to maintain.

**Services**

Mains water, electric, drainage and gas central heating.

**Guarantee**

Our client has informed us that it has got the remainder of NHBC which was completed in 2018.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Management Company**

Our client has advised us that there is a management company and their last payment was £108 which is every six months, this is reviewed annually.

**Agents Note**

Please note the floorplan is for a different property but our client has advised us that the room sizes and layout is the same.

**Council Tax Band- E****Broadband and 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/>

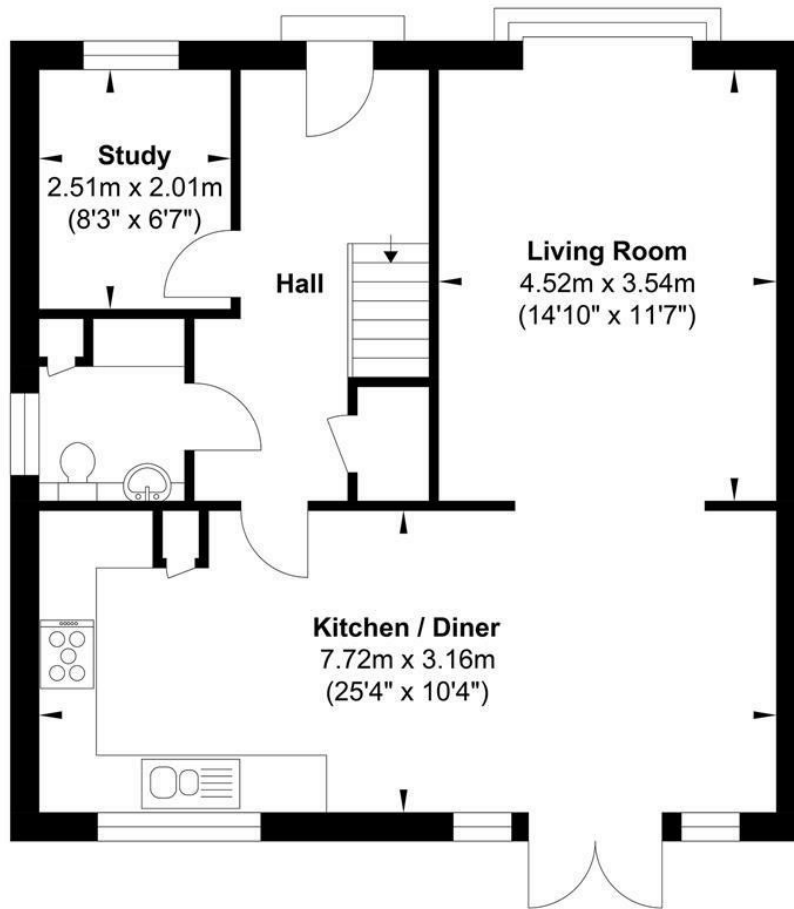
**Anti Money Laundering Regulations- Purchasers**

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.

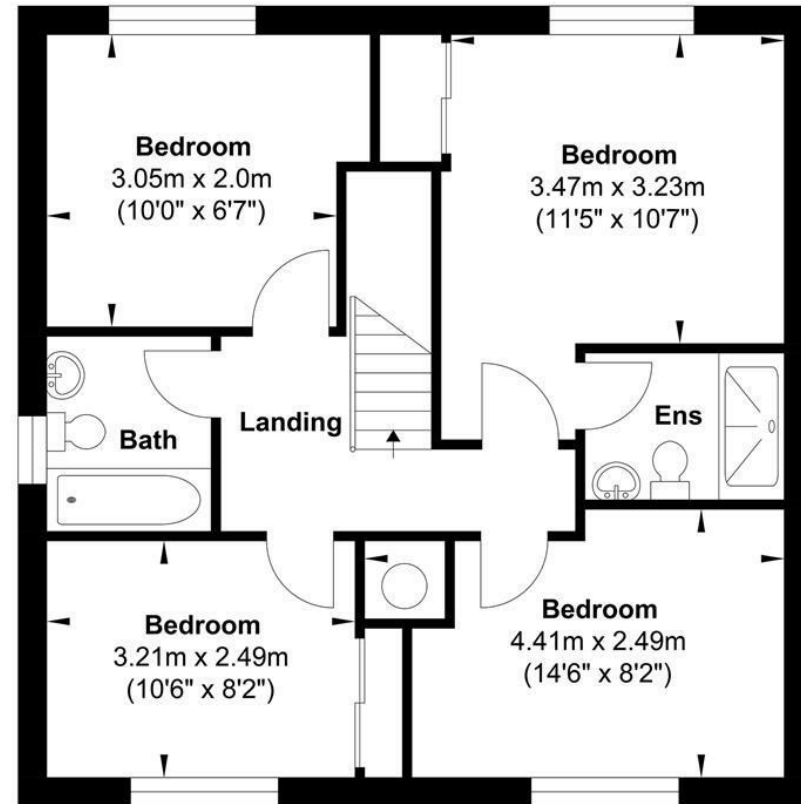
**Proof of Finances- Purchasers**

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.





**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 119.9 m2 ... 1291 ft2**



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.

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 satisfy themselves as to the amount of double glazed units in the property.

