

9 Albertus Gardens Hayle, TR27 4JB



MATHER
PARTNERSHIP





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Situated on the sought after Albertus Gardens in Hayle, this immaculately presented detached bungalow offers a perfect blend of comfort and potential. With three well-proportioned bedrooms and a beautiful contemporary kitchen, this home is ideal for those seeking a spacious family home in a quiet residential area. The property boasts a generous plot, adorned with beautiful gardens that provide a serene outdoor space, offering complete privacy and affording views across to The Towans and Phillack Church. The summer house in particular is a wonderful asset, equipped with internet to provide a work from home office. Convenience is key, as the bungalow features off-road parking for up to four vehicles, along with a garage for additional storage. Moreover, this property comes with planning permission to extend to the rear elevation, allowing you the opportunity to personalise and enhance your living space to suit your needs. The location is particularly advantageous, being close to the centre of Hayle, where you can find a variety of shops, cafes, and local amenities. Do not miss the chance to make this beautiful property your new home.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £470,000

Location

Albertus Gardens is a well regarded residential area within the popular coastal town of Hayle. Hayle is a thriving coastal town and has many amenities & 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 is 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, including M&S and individual boutique shops, restaurants and cafes. It's a fantastic place to live.

Accommodation

Entrance hall
Living room
Kitchen dining room
Bedroom
Bedroom
Bathroom
Garage/Utility room

Bedroom
Bedroom
Bathroom
Garage/Utility room

Outside

To the front elevation is an immaculately presented lawn area with well established borders and mature shrubs. The driveway provides off road parking for multiple vehicles. The rear garden is a true delight and is deceptively larger than you expect. Affording beautiful patio and decking areas, mature tree and bushes, lawn area and a footpath leading down to the summer house. The summer house is currently utilised as a work from home space, and is equipped with power, light and internet.

Garage

The property benefits from a good size garage, currently arranged into garage storage to the front, and then a utility room with space, electric and plumbing for a range of white goods to the rear.

Planning

The property has the benefit of planning permission for an extension to the rear elevation. Detailed documents can be found on the Cornwall Council planning portal under ref PA23/09803.





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
		69
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 water, electricity, drainage and gas.

Freehold tenure.

Council Tax Band D**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.

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/>

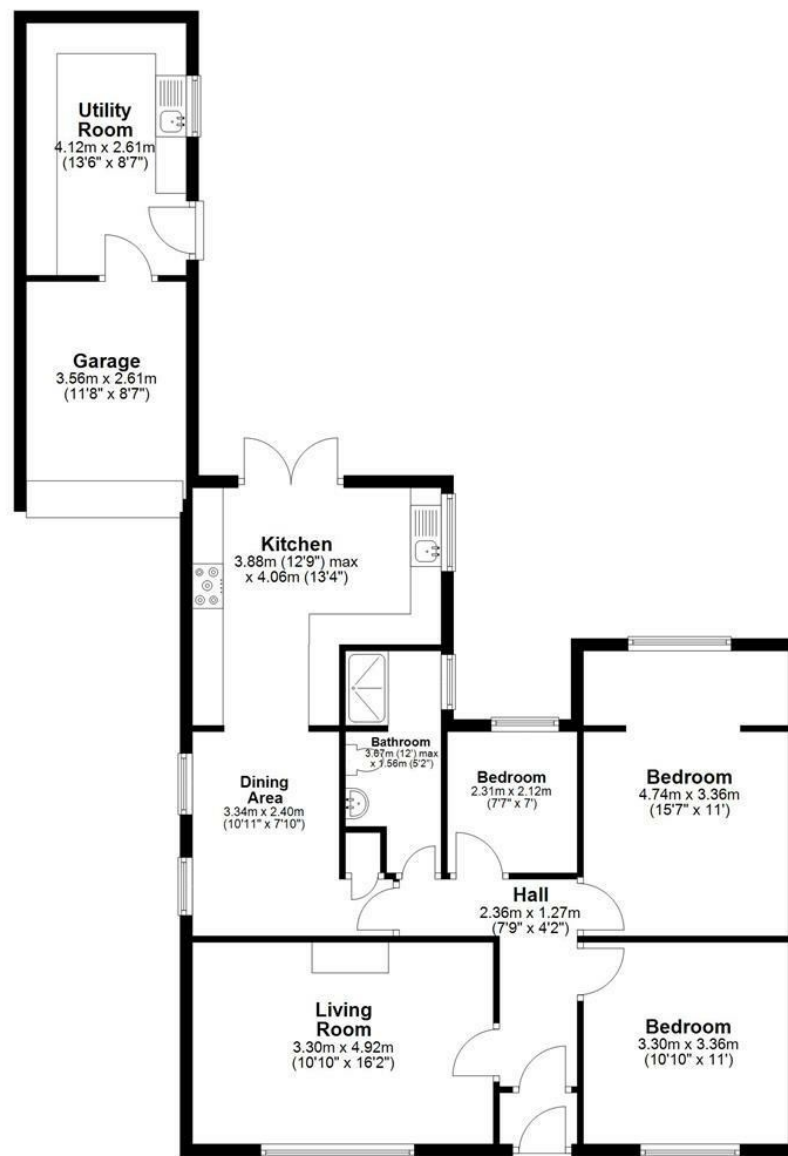
What3Words

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Ground Floor

Approx. 103.7 sq. metres (1115.9 sq. feet)



Total area: approx. 103.7 sq. metres (1115.9 sq. feet)

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.

