

14 Trelissick Fields  
Hayle, TR27 6HZ



**MATHER**  
PARTNERSHIP









# 14 Trelissick Fields Hayle, TR27 6HZ

Situated in a quiet residential cul de sac in Trelissick Fields, this charming detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. As you enter, you are welcomed by a spacious hallway leading to a wonderfully open plan lounge and dining room, which is bathed in natural light, creating a warm and inviting atmosphere. This space is perfect for both relaxation and entertaining, making it the heart of the home. The modern contemporary kitchen is thoughtfully designed, providing both functionality and style. From the kitchen there is a utility room providing space for white goods. The utility room has doors opening to the rear garden, and the storage room which was formerly the garage but has since been divided to provide a great storage space. The beautifully presented gardens surrounding the bungalow enhance its appeal, offering a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. With its quiet location and well-appointed features, this bungalow is a rare find in Hayle. It presents an excellent opportunity for those looking to settle in a peaceful community while still being close to local amenities.



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**Guide Price £395,000**

**Location**

Trelissick Fields is a well regarded cul-de-sac within the popular coastal town of Hayle and is close to the Hayle estuary Nature Reserve, Gwithian and St Ives beaches. There are good transport links via the A30 and mainline railway station which regularly runs between Penzance and London. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach and Newquay airport is less than an hour drive.

**Accommodation**

Entrance hall  
Lounge dining room  
Kitchen  
Utility room  
Storage room  
Bedroom

Bedroom  
Bedroom  
Bathroom

**Outside**

The bungalow benefits from well manicured gardens to both the front and rear elevations. The front garden features planted trees and mature shrubs, awash with flower and featuring loose stone chippings. There is gated access on both sides of the bungalow, leading to the rear garden. The rear garden features a combination of patio areas, raised plant & flower beds, lawn and a raised patio area. The rear garden is south facing and affords hours of sunlight.

**Garage**

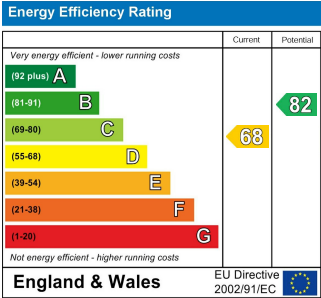
The garage for the property has been divided, and now affords a small storage space with an up and over garage door.

**Parking**

The bungalow provides off road parking for 3-4 vehicles.









**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/>

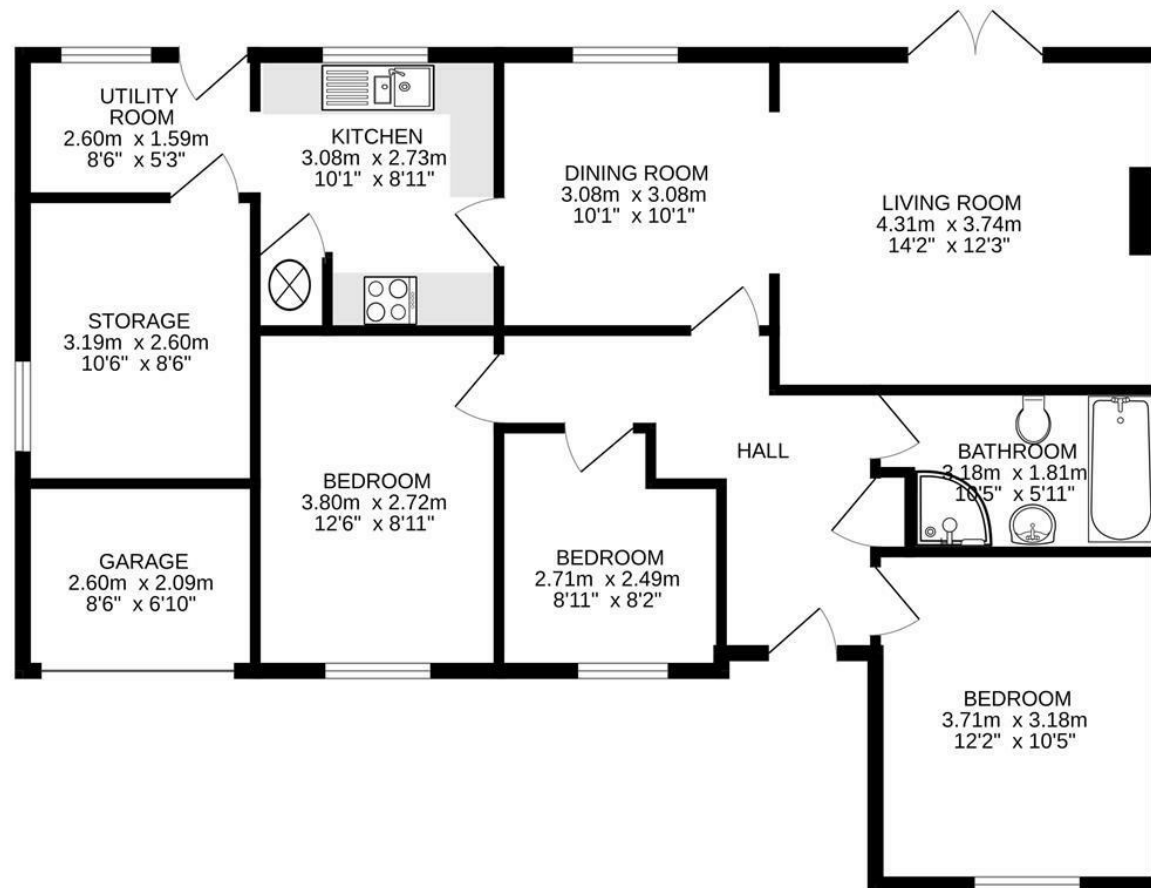
**What3Words**

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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