

67 Long Croft Crescent
Hayle, TR27 4FT



MATHER
PARTNERSHIP



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Situated in the sought after Long Croft Crescent in Hayle, this beautifully presented link detached family home offers a perfect blend of modern living and comfort. With its immaculate gardens and off-road parking, this property is ideal for families seeking both convenience and style. Upon entering, you will find a spacious hallway leading to the modern contemporary kitchen, which is a highlight of the home, and the reception room that welcomes you with warmth and light, creating an inviting atmosphere for family gatherings or entertaining guests. The property boasts three generously sized bedrooms, with the master featuring an en suite shower room, ensuring ample space for family members or guests. Each room is designed to maximise comfort and tranquillity, making it easy to unwind after a long day. One of the standout features of this home is the stunning views of the Towans, which can be enjoyed from various vantage points within the property. The beautifully maintained gardens offer a serene outdoor space, perfect for children to play or for hosting summer barbecues. In addition to its aesthetic appeal, this home is conveniently located, providing easy access to local amenities and the picturesque beaches that Hayle is renowned for. This property is not just a house; it is a home waiting for new owners to create memories. This is a wonderful opportunity that should not be missed.



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Guide Price - £345,000

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 hall
Kitchen dining room
Living room
WC
Bedroom

En-suite
Bedroom
Bedroom
Bathroom

Parking

Off road parking in front of the garage for one vehicle.

Outside

The gardens are a true delight and have been beautifully manicured by our client. To the front of the property is a small selection of planted flowers. The rear garden has undergone a wonderful transformation, with landscaped levels affording planted beds stocked with a range of plants and shrubs. There is a patio laid to paving, with steps leading down to a good size lawn area with fenced boundaries. Pedestrian door opening into the garage.

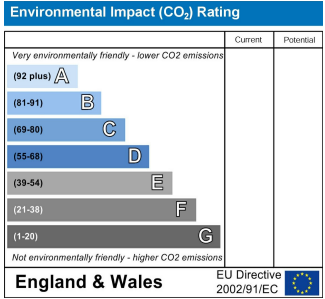
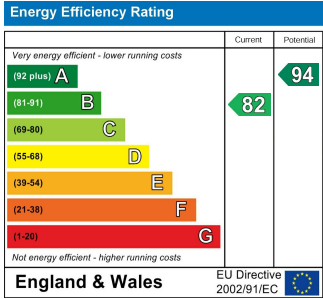
Garage

Good size garage equipped with power and light. Front aspect up & over garage door. Door into the garden.

Services

Mains water, electricity, drainage and gas. Freehold tenure.





Rights of Way

Our clients have informed us that they have a right of access on the path to the side of the property to get into their rear garden.

Council Tax Band-C**What3Words**

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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

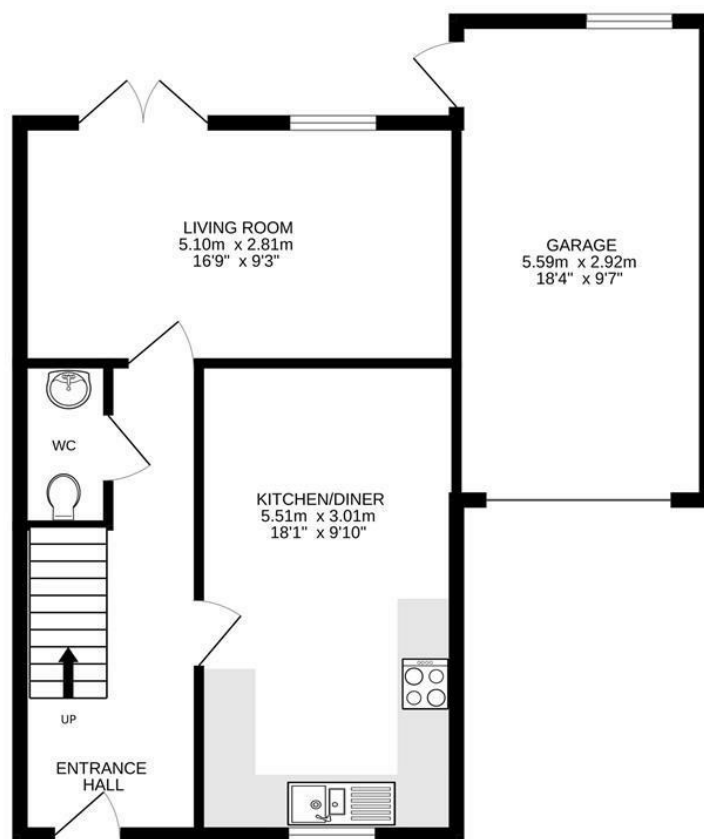
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

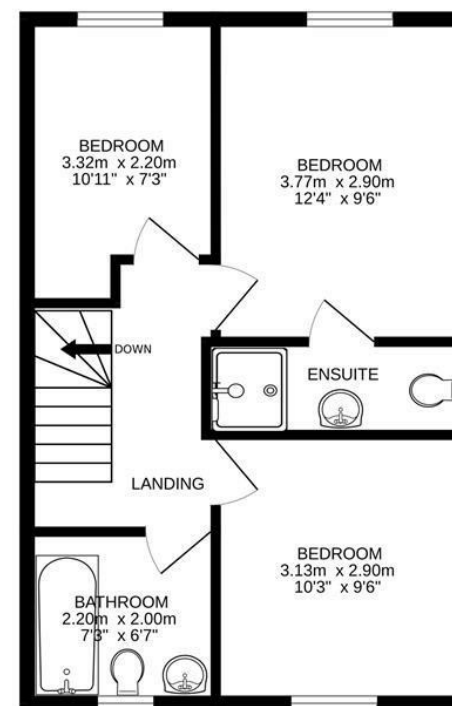
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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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