



4 Birch Grove, Hayle, TR27 6PL

Guide price £208,550

Nestled in the charming Birch Grove area of Hayle, this modern terraced house presents an excellent opportunity for first-time buyers or savvy investors. With two generously sized double bedrooms, this property offers ample space for comfortable living. The well-appointed bathroom caters to all your needs, ensuring convenience for you and your guests.

One of the standout features of this home is the enclosed rear garden, providing a private outdoor space perfect for relaxation or entertaining. The allocated parking space adds to the practicality of the property, making it easy to come and go without the hassle of searching for a spot.

Situated close to Hayle town, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and schools, making it an ideal location for families and professionals alike. The combination of modern living and a prime location makes this property a must-see. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this delightful home in Birch Grove is sure to impress.



Guide Price- £208,550 Freehold

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
Reception Porch
Living Room
Kitchen Dining Room
2 x Double Bedrooms
Family Bathroom

Parking

The property is being sold with an allocated parking space

Outside

The rear garden is accessed from the kitchen dining room and offers an initial seating area with lawn garden beyond. The garden is enclosed by low level walling and fencing and should prove suitable for both children and pets

Services

Main electrics, water and drainage.

Agents Note

Please note that the property is rented out and the tenants require ample notice for viewings to take place

Council Tax Band- B

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

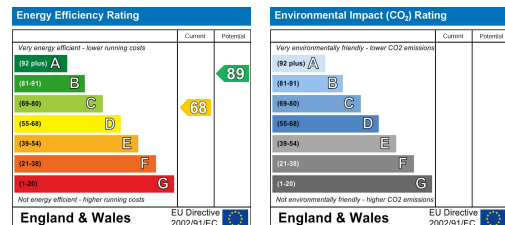
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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

///carry.daydreams.harmonica



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.

25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016
hello@thematherpartnership.co.uk
www.thematherpartnership.co.uk

