



## 3 Birch Grove, Hayle, TR27 6PL

### Guide price £230,000

Nestled in the charming area of Birch Grove, Hayle, this delightful mid-terrace home offers a perfect blend of modern living and comfort. With two generously sized double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a lovely lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen dining room is a highlight of the home, offering ample space for family meals and gatherings. This area is designed to be both functional and stylish, making it a wonderful place to create lasting memories.

The property boasts a bathroom, ensuring convenience and comfort for all residents. Additionally, the enclosed rear garden provides a private outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day.

For those with vehicles, the property includes an allocated parking space, adding to the convenience of this lovely home. Situated in a desirable location, this terraced house is not only a great place to live but also offers easy access to local amenities and the beautiful surroundings of Hayle.

In summary, this modern mid-terrace home in Birch Grove is a fantastic opportunity for anyone looking to settle in a welcoming community. With its spacious living areas, two double bedrooms, and a charming garden, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this lovely property your new home.





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### 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 Porch  
Living Room  
Kitchen Dining Room  
2 Double Bedrooms  
Family Bathroom

### Parking

The property has the benefit of an allocated parking space

### Outside

To the rear is an enclosed garden which should be prove suitable for both children and pets.

### Services

Mains electric, water and drainage

### Agents Note

The property is tenanted, please ensure ample notice is given for viewing requests.

### Council Tax Band- B

### What3Words

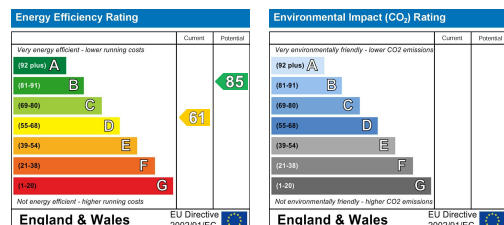
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### Anti Money Laundering Regulations – Purchasers

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.



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