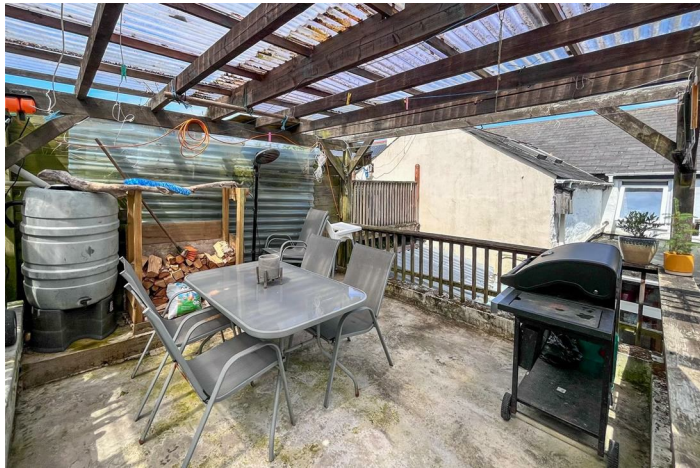


15 Bodriggy Street
Hayle, TR27 4NB







15 Bodriggy Street Hayle, TR27 4NB

Nestled in the picturesque town of Hayle, this delightful home offers a perfect blend of comfort and convenience. While it is set away from the hustle and bustle of the town centre, it remains within easy walking distance of all essential amenities and local schools, making it an ideal location for families and professionals alike.

Upon entering, you are greeted by a spacious lounge dining room, which provides an inviting space for relaxation and entertaining. The well-appointed kitchen is conveniently located nearby, ensuring that meal preparation is both enjoyable and efficient. The ground floor also features a practical bathroom, catering to the needs of residents and guests.

This charming home boasts three well-proportioned bedrooms along with a cloakroom, thoughtfully arranged over the first floor, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere.

One of the standout features of this property is the long enclosed rear garden, which offers a private outdoor space perfect for gardening, play, or simply enjoying the fresh air. The large summer house adds an extra dimension to the garden, providing an ideal spot for hobbies, relaxation, or entertaining friends and family.

Additionally, the property benefits from off-road parking for one car at the front.

In summary, this home is a wonderful opportunity for those seeking a charming home in a desirable location, combining spacious living with the convenience of nearby amenities. Don't miss the chance to make this delightful property your own.



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

Guide Price - £295,000

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
Open Plan Lounge Dining Room
Kitchen

Bathroom
Landing
Cloakroom
3 bedrooms

Parking

The property has the benefit of off road parking for 1 car.

Outside

The rear garden is accessed from the kitchen. With an initial courtyard area with access into the utility room. There are steps leading up to a covered seating area creating the perfect Alfresco dining area for any occasion and any weather. Beyond is a greenhouse and a patio area ideal for those lazy summer afternoons to sit back and relax and enjoy those sunny afternoons. There is a further lawn area which then leads to decked area and steps leading up to the summer house which has a sun terrace to the front from where you are able to look over the rooftops and across to Philack





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 Gas, Electric, Water and Drainage

Council Tax Band- B

What3Words

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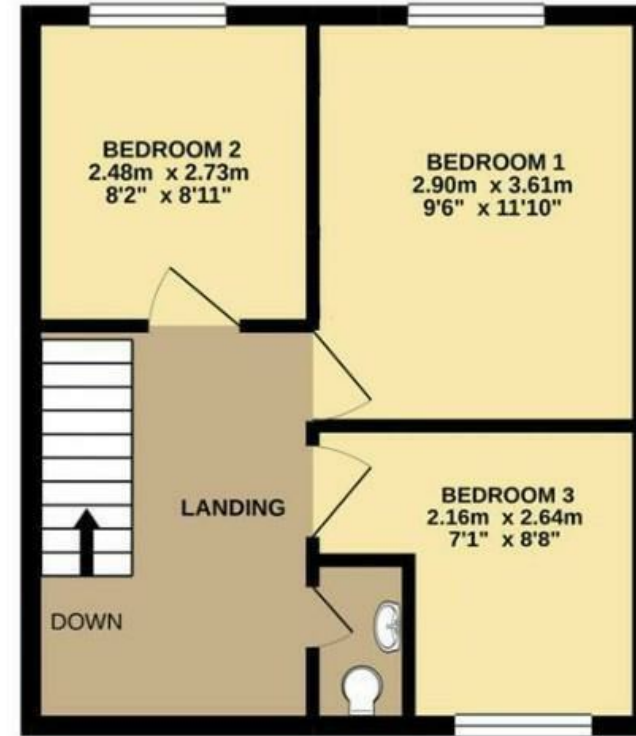
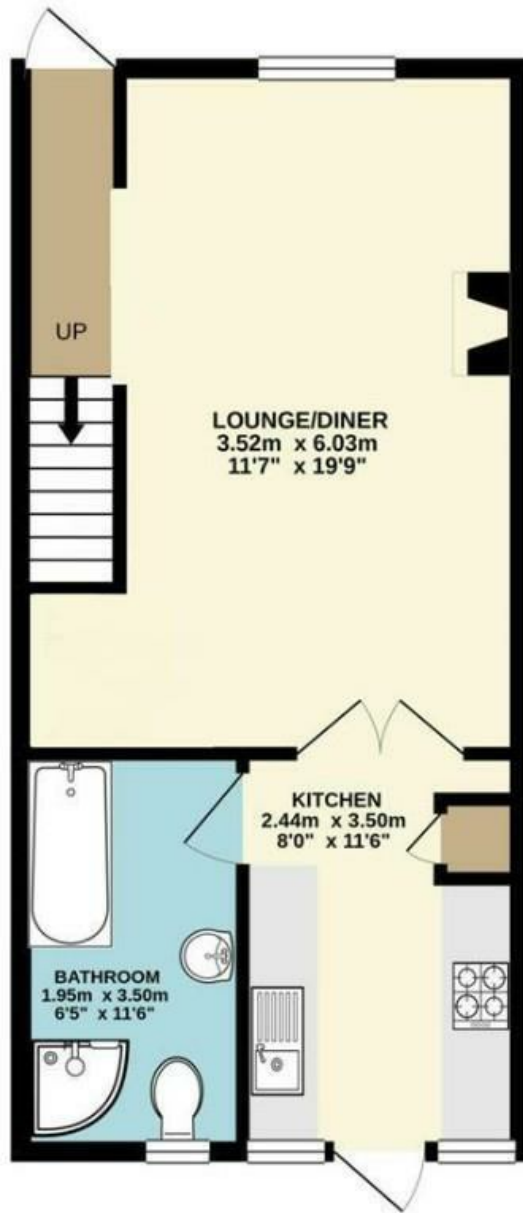
Anti Money Laundering Regulations – Purchasers

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.





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.

