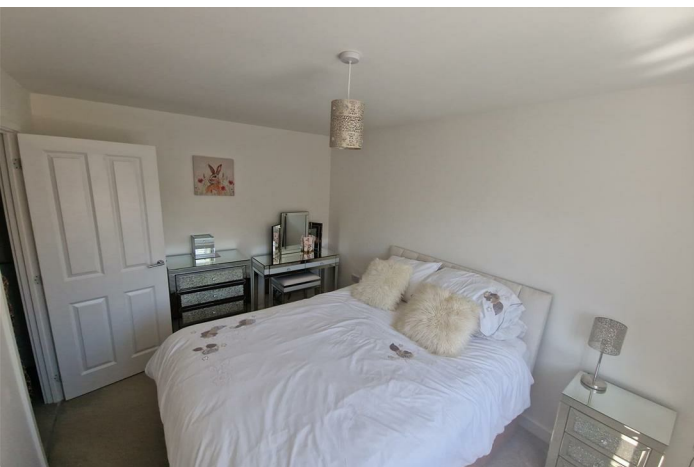




26 Horwell Drive
Hayle, TR27 5FR







26 Horwell Drive Hayle, TR27 5FR

Situated on the outskirts of Hayle, within easy walking distance of local schools, the picturesque harbour, parks, beaches and local amenities, this well-presented four-bedroom detached house offers an ideal family home in a sought-after setting.

The property benefits from driveway parking for two vehicles, a garage, and an excellent-sized rear garden that enjoys a high degree of privacy—perfect for outdoor entertaining, children, or simply relaxing.

Internally, the home features a spacious lounge filled with natural light, and a quality fitted kitchen/dining room that provides a great space for family meals and entertaining and incorporates a number of integral appliances including dishwasher, washing machine and fridge freezer. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom, offering comfortable and flexible living for growing families or those needing home office space.

With its generous accommodation, convenient location, and private outdoor space, this home presents a fantastic opportunity not to be missed. NO CHAIN!!!



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £449,950

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 is 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. It's a fantastic place to live.

Accommodation

Entrance
Reception Hall
Ground floor Cloakroom
Living Room
Kitchen Dining Room
Stairs to landing with airing cupboard

Master Bedroom with Ensuite
Bedroom
Bathroom
Bedroom
Bedroom with built in cupboard

Garage

Metal up and over door

Parking

To the front of the garage there is parking for two cars in tandem

Outside

To the front of the property is a gated entrance leading to the front door. The rear garden can be accessed via the kitchen dining room or patio doors leading from the living room. Offering a good size patio area creating the ideal Alfresco dining area or indeed creating a great sunbathing area and relaxing area. To the side of the patio is a gated access leading out onto the driveway and a side door into the garage. Beyond is a lawn garden with a decked seating area and steps to the side leading up to an area with a summerhouse where there is a further lawn and terraced gravel beds to the side. The gravel bed runs along the rear of the garden and is fully enclosed by fencing and mature shrubs, plants and trees.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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.

Service Charges

The property is subject to a service charge for the communal areas. This year charge is set at £118.91

New Build Guarantee

We are informed by our client that the property has 4 years remaining of the NHBC

Council Tax Band- D**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.

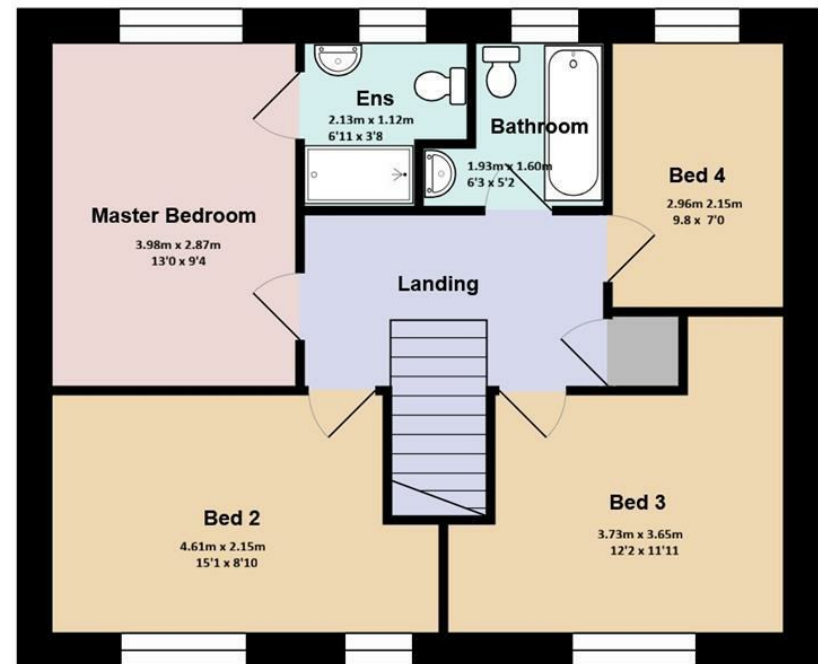
Broadband & Mobile Phone Coverage

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



FIRST Floor

Horwell Drive , HAYLE , TR27 5FR

