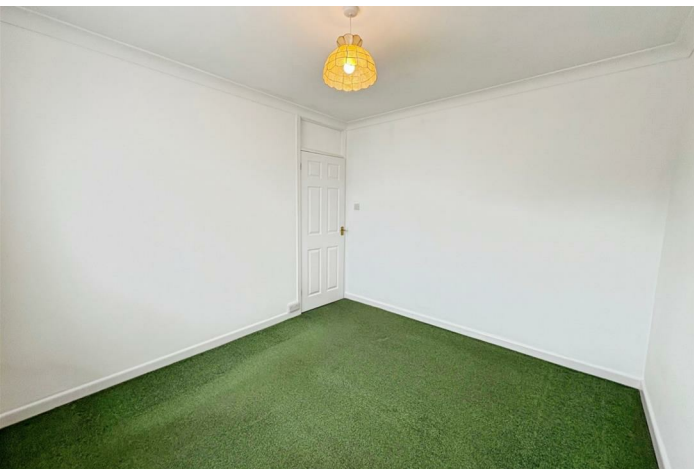


10 Dracaena Crescent
Hayle, TR27 4EN







10 Dracaena Crescent Hayle, TR27 4EN

Situated in a sought after and convenient location within Hayle, this well-presented 3 bedroom detached bungalow offers comfortable single level living ideal for a variety of buyers. The property features a lounge, kitchen, and a separate dining room, providing a practical and welcoming layout for both everyday living and entertaining.

To the rear, you'll find a low maintenance garden complete with a level patio area, perfect for enjoying the outdoors with minimal upkeep. Additional benefits include a single garage, ample off road parking, and ease of access to local amenities, transport links, and nearby beaches.

This is a fantastic opportunity to own a versatile home in a great location.



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

Guide Price - £410,000

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
Living room
Dining room

Kitchen
Bedroom
Bedroom
Bedroom

Garage

There is an attached garage, which is accessed via the back garden and also has a car-width door to the front, opening onto the driveway.

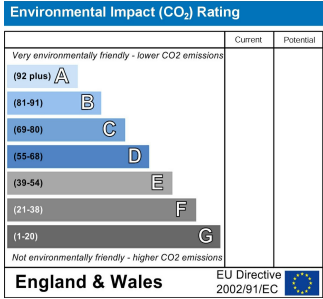
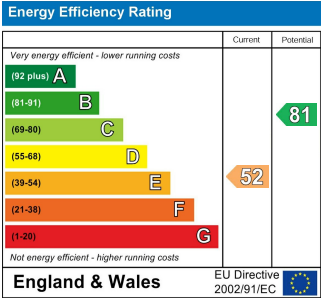
Parking

There is ample parking to the front of the property.

Outside

The garden enjoys plenty of sunlight throughout the day and features a raised lawned area to the rear, ideal for relaxing or outdoor play. To the rear, there is a level patio and a garden area, offering a perfect space for outdoor dining, entertaining, or gardening. The layout provides a great balance of usable lawn and low-maintenance gravel area.





Services

Mains water, Electricity and Drainage with electric heating.

Council Tax Band- D**What3Words**

///tungsten.learn.samplers

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

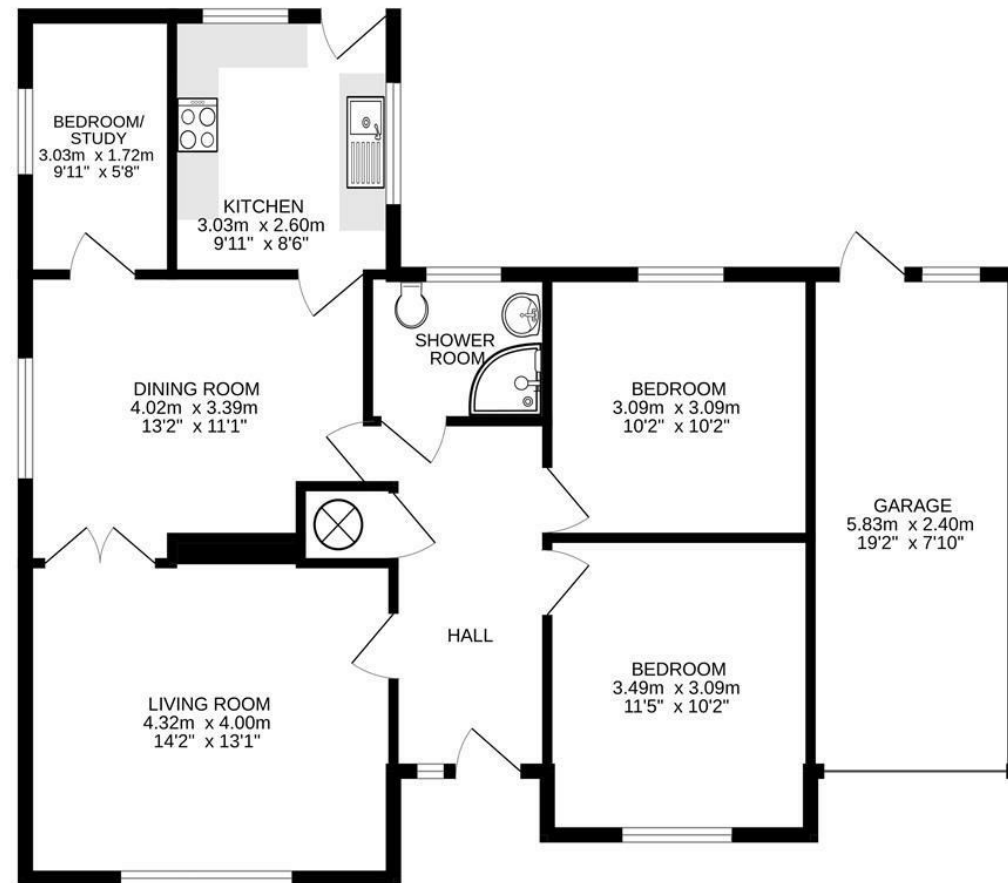
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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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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.

