31 Meadowside Close

Hayle, TR27 4JL

MATHER
PARTNERSHIP

31 Meadowside Close
Hayle, TR27 4JL

Situated in a sought-after residential area close to the charming centre of Hayle, this spacious detached bungalow is an exceptional family home that offers both comfort and style. With four well-proportioned bedrooms, two modern bathrooms and a one bedroom self contained annexe, this property is designed to accommodate the needs of a growing family or those who enjoy hosting guests or mulit-generational living. The interior boasts two inviting reception rooms, providing ample space for relaxation and entertainment. Each room is beautifully presented, ensuring a warm and welcoming atmosphere throughout. The layout of the home is both practical and appealing, making it an ideal choice for those seeking a blend of functionality and elegance. One of the standout features of this property is the annexe accommodation, which offers additional living space that can be utilised in various ways, whether as a guest suite, home office, or even a playroom for children. This flexibility adds significant value to the home, catering to a range of lifestyle needs. Outside, the generous size gardens provide a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from parking for up to six vehicles, a rare find that adds convenience for families with multiple cars or those who enjoy entertaining. In summary, this beautifully presented detached bungalow in Hayle is a remarkable opportunity for anyone looking for a spacious family home in a desirable location. With its ample living space, versatile annexe, and lovely gardens, it is sure to impress those seeking a comfortable and stylish lifestyle.

MATHER
PARTNERSHIP

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

Guide Price- £580,000

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.

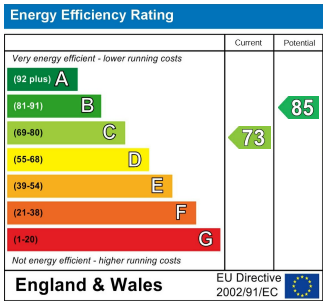
Accommodation
Entrance porch
Hallway
Kitchen dining room
Living room
Bedroom
Bedroom
Bedroom
Bedroom
Shower room
Bathroom
Conservatory

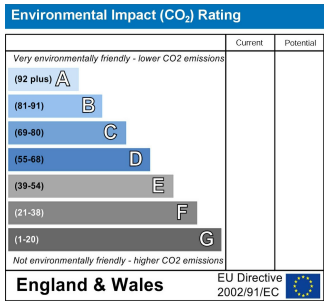
Annexe
Open plan living room/kitchen/diner
Bedroom
Bathroom

Garage
Front aspect garage door. Power and light. Space and plumbing for white goods.

Parking
Generous off road parking for several vehicles.

Outside
The gardens are a true delight with good size lawn areas complimented with mature trees and palms. The patio area and timber decking afford great hours of sunshine. There is a further vegetable plot area with a green house and storage shed. The bungalow affords gated and secure access on both sides.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
85
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

Services
Mains water, electricity, drainage and gas. Freehold tenure.

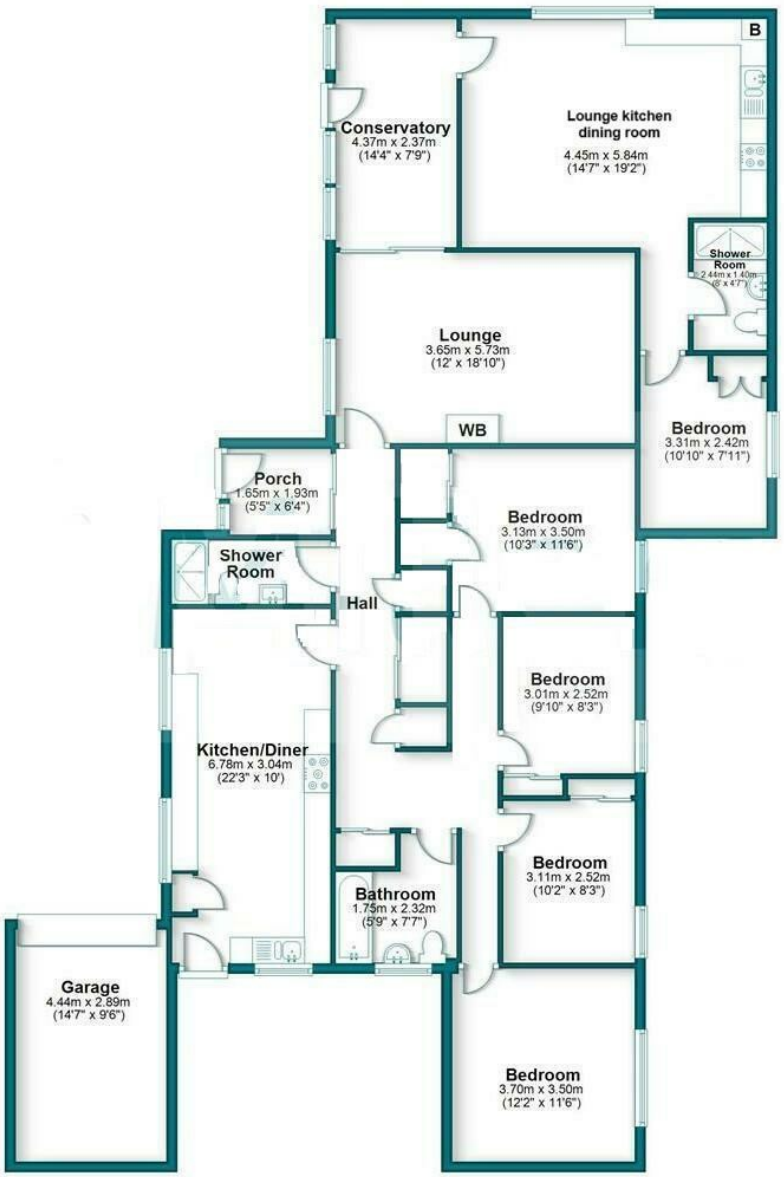
Council Tax Band E

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- lengthen.array.youths



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.

MATHER
PARTNERSHIP