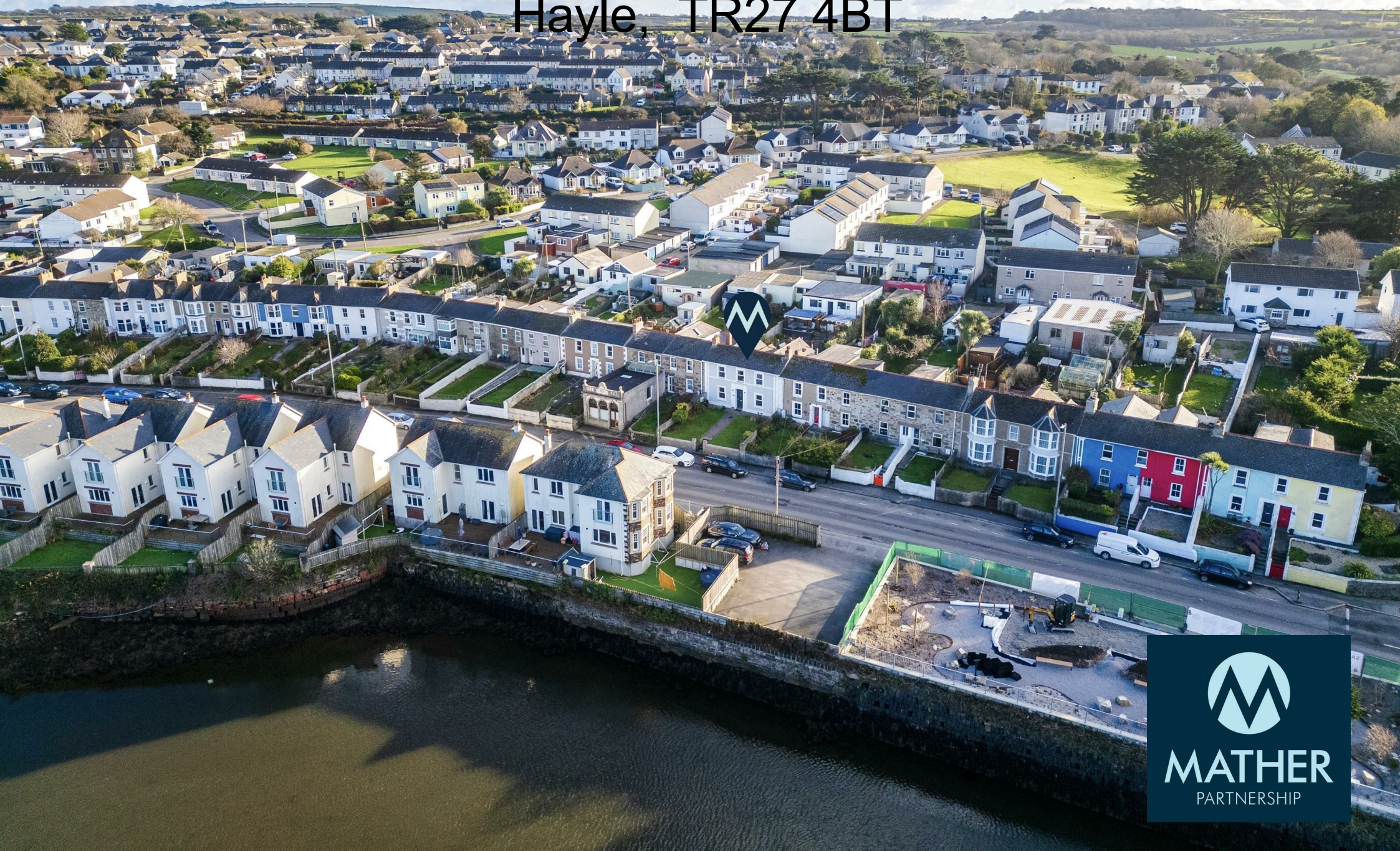


32 Hayle Terrace Hayle, TR27 4BT



MATHER
PARTNERSHIP



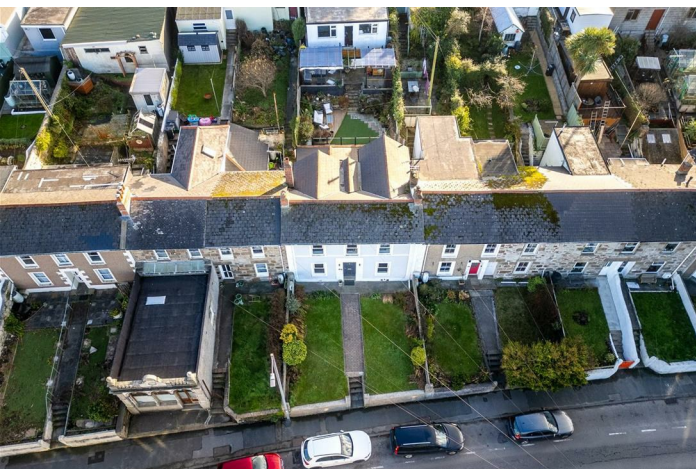


32 Hayle Terrace Hayle, TR27 4BT

Situated just moments from the town centre, this spacious and versatile double fronted stone faced home which offers an impressive amount of living accommodation arranged over two floors. The ground floor features multiple reception rooms, providing fantastic flexibility for modern lifestyles, ideal for those seeking space for entertaining, working from home or creating distinct areas for relaxation. The generous kitchen sits at the heart of the home and enjoys plenty of storage as well as an inviting breakfast bar, and is accompanied by a separate dining room, a cosy snug and a bright living room, which features a multifuel burner, together forming a wonderfully functional layout. A utility room and ground floor WC add further convenience.



Upstairs, the property enjoys four well proportioned bedrooms and a family bathroom, ensuring ample space for families or visiting guests. Outside, the tiered garden has been thoughtfully designed to maximise both space and natural light, offering several usable areas for seating, planting or recreation. Completing the property is a substantial double garage, providing excellent storage options as well as valuable off road parking.



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

Guide Price £450,000

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 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

FIRST FLOOR

Entrance Porch
Hallway
Living Room
Dining Room
Snug

Kitchen

Utility Room

Cloakroom

SECOND FLOOR

Bedroom One with Ensuite and Built in Wardrobes

Bedroom Two

Bedroom Four

Bedroom Three

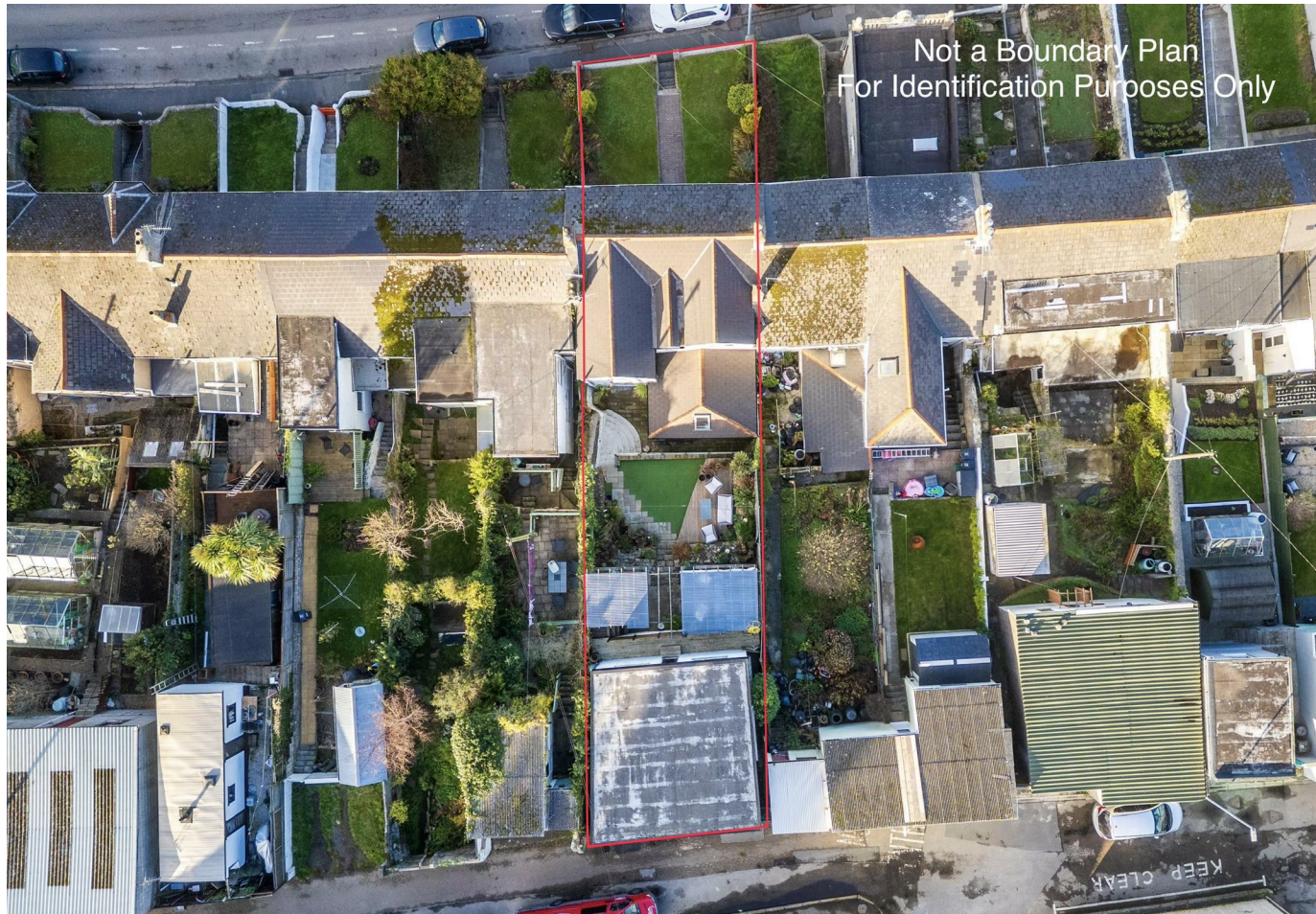
Family Bathroom

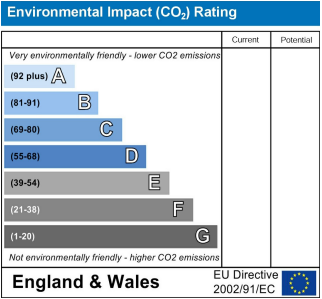
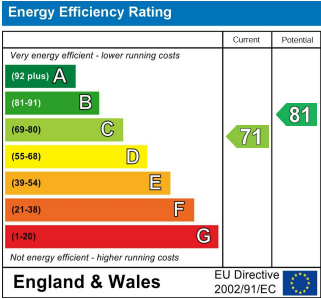
Garage

This double garage provides a fantastic amount of storage with electricity inside. The garage allows you to park a car inside while offering further space whether you require a home gym or workshop.

Outside

The enclosed rear garden has been thoughtfully tiered to maximise the space available and enjoys excellent sunshine throughout the day, making it a real suntrap. On the first level, a generous patio area provides an ideal spot for outdoor dining, with steps leading up to the middle tier which features low maintenance astro turf and a raised decked area. At the top level, a covered seating area and an impressive outdoor bar create the perfect setting for entertaining family and friends, offering a superb space to relax and enjoy the outdoors.





Services

Mains water, drainage and electricity. Gas central heating.

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

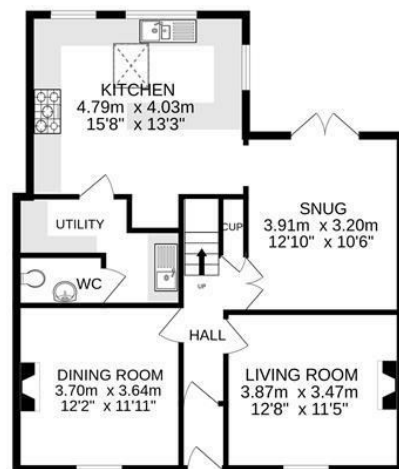
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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.

