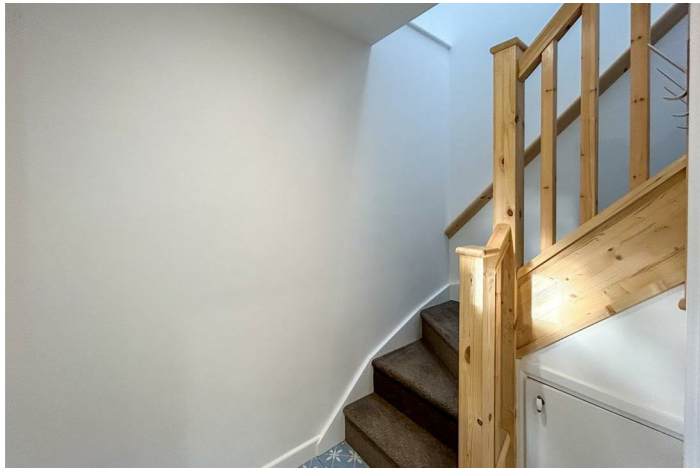
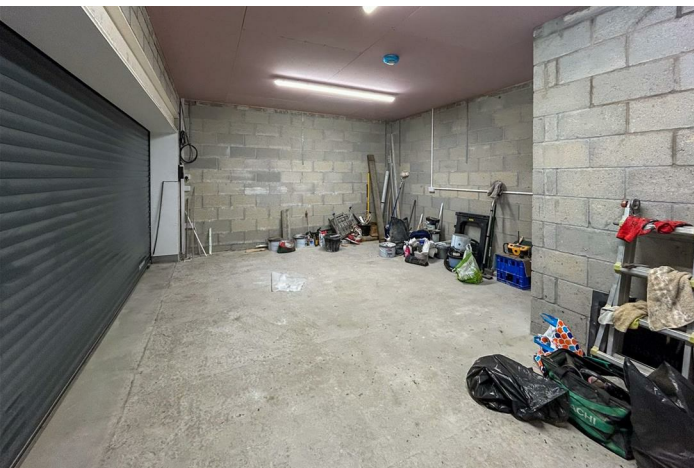


2 Madison Vean
Hayle, TR27 4ES







2 Madison Vean Hayle, TR27 4ES

Welcome to this charming brand new home located on Madison Vean in the delightful town of Hayle. This property offers a perfect blend of modern living and convenience, making it an ideal choice for those seeking a comfortable home in a vibrant community.

As you enter the reception hall that gives access into the kitchen dining room. The stairs lead up into the inviting living space giving a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The home features two generously sized double bedrooms, ensuring ample space for rest and relaxation. The well-appointed bathroom is designed with contemporary fixtures, adding to the overall appeal of this lovely home.

One of the standout features of this property is the double garage, providing excellent storage options or the potential for a workshop. The home is situated in a prime location, close to all local amenities, including shops, cafes, and recreational facilities, making daily life both convenient and enjoyable.

This property is not just a home; it is a lifestyle choice, offering the perfect balance of comfort and accessibility. Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this home on Madison Vean is sure to meet your needs. Do not miss the opportunity 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

Price- £284,990

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, including M&S and individual boutique shops, restaurants and cafes. It's a fantastic place to live.

Accommodation

Entrance Hall
Kitchen Dining Room

Separate W/c
Living Room
2 Double Bedrooms
Family Bathroom
Double Garage

Garage

With an electric roller door. Our client has also advised us that there is wiring for an electric car charge point in the garage.

Services

Mains Electric, Water and Drainage

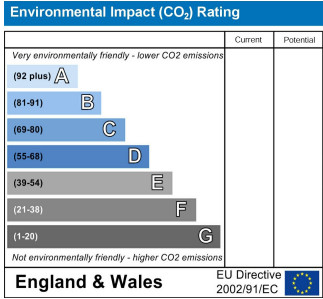
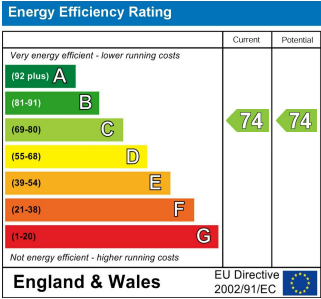
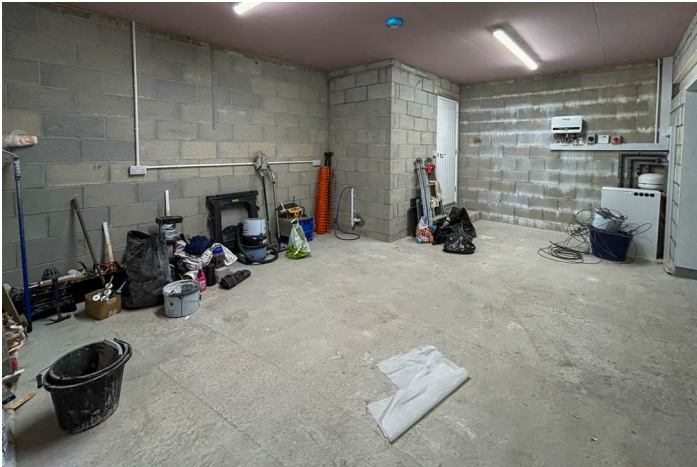
New Build Guarantee

None in place though our clients are looking into this

Solar Panels

These are owned by the building





Council Tax Band- TBC

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

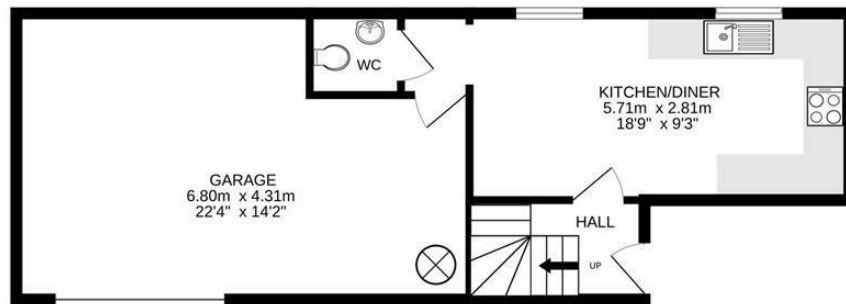
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

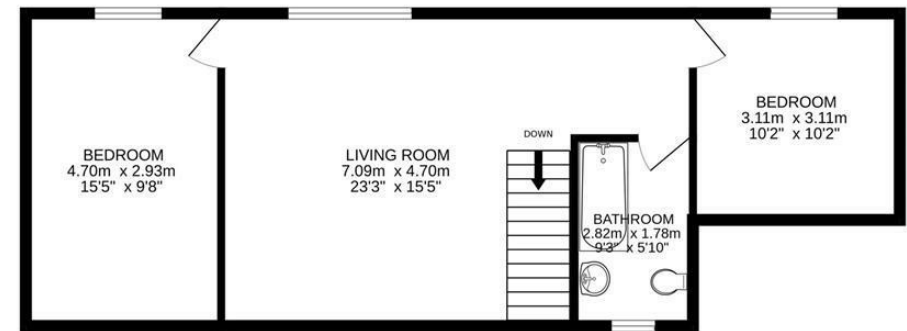
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GROUND FLOOR



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.

