4 EIDER WALK

Hayle, TR27 6GJ

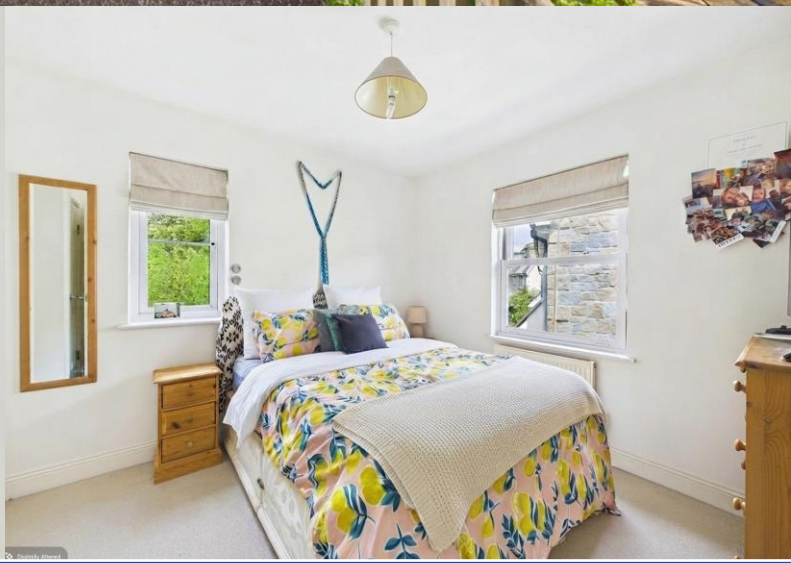
Price: £475,000

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Situated in one of the area's most sought after villages, within a well-regarded and meticulously maintained development, this impressive five-bedroom semi-detached home offers bright and spacious accommodation throughout. Benefitting from an enclosed rear garden, car port and off road parking space, this versatile family home is arranged over three floors and must be viewed to be fully appreciated.









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PROPERTY DESCRIPTION

Located in one of the area's most desirable villages, this substantial five-bedroom semi-detached home is set within a popular and well-kept development, offering generous and flexible accommodation across three floors. The property is well presented and enjoys an abundance of natural light throughout. On the ground floor, the entrance hall leads to a convenient cloakroom/WC, a spacious kitchen/dining room ideal for family living and entertaining, a comfortable lounge, and a conservatory that provides additional reception space with views over the enclosed rear garden. The first floor comprises three bedrooms, including the principal bedroom with en-suite shower room, along with a modern family bathroom. On the second floor, there are two further well-proportioned bedrooms and an additional bathroom, making this an ideal layout for larger families, guests, or those requiring home office space. Externally, the property benefits from a fully enclosed rear garden, perfect for children and outdoor entertaining, together with a car port and additional off-road parking. Further benefits include gas central heating throughout. Early viewing is highly recommended to appreciate the size, layout, and excellent location of this superb family home.

LOCATION

The property is situated in the highly sought-after coastal village of Lelant, perfectly positioned between the vibrant harbour town of St Ives and the bustling town of Hayle. The location offers excellent access to the A30, making it ideal for commuting and exploring the wider county. Lelant is renowned for its stunning natural surroundings and relaxed coastal lifestyle. The picturesque estuary is quite literally on your doorstep, providing beautiful waterside walks and an abundance of wildlife. The expansive golden sands of Porth Kidney Sands are within easy reach, offering one of Cornwall's most unspoilt beaches and a perfect setting for walking, swimming, and enjoying the coastline. Golf enthusiasts will appreciate the nearby West

Cornwall Golf Club, one of the oldest and most highly regarded links courses in the country. Combining breath-taking scenery, excellent amenities, and superb transport connections, Lelant is widely regarded as one of West Cornwall's most desirable places to live.

ENTRANCE AND KITCHEN DINER

You enter the property into a large entrance hallway with a doors to a large separate cloakroom / WC, storage under the stairs which rise to the first floor and doors leading into the kitchen / diner and lounge. The kitchen diner offers an excellent space to cook and eat with a fitted kitchen comprising ample worktop space, stainless steel sink unit , fitted 4 ring electric hob with eye level double oven and grill. The tiled floor offers practicality while windows to the front, side and rear offer an excellent degree of light. The dining area has plenty of room for dining room table and chairs with vinyl wood effect flooring.

LIVING ROOM AND CONSERVATORY

The living room is an excellent size, with a window to the front, radiator and open fireplace. There are plenty of power points and TV point, double glazed double doors open into the Conservatory, also offering a radiator and access out to the enclosed garden

FIRST FLOOR LANDING AND BEDROOMS

First Floor Large landing with door access to three bedrooms and bathroom. The principle bedroom affords light from two windows to the side and front while also benefiting from a built in wardrobe and large en-suite shower room with walk in mains connected shower, enclosed WC and wall mounted wash hand basin. There is a further good sized single bedroom and another good double. The family bathroom offers a large walk in shower cubicle, enclosed WC, wash hand basin with storage under and heated towel rail

SECOND FLOOR BEDROOMS AND BATHROOM

Second Floor Again, another large landing with window giving this space excellent light. Doors give access to two further double bedrooms with eaves space and dormer windows to the front, while a further bathroom offers panelled bath with shower over, close coupled WC, corner wash hand basin, heated towel rail and Velux window.

OUTSIDE

There is an enclosed rear garden with patio area and central lawn with some border planting areas. Gate access leads to the front of the property while a door, very usefully, opens into the car port where there is a good covered parking space for one vehicle with parking behind. To the front of the property is a small fore garden and to the rear, a small patio area.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: E EPC rating: C ## The building Semi-detached house, standard construction Accessibility adaptations: None ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three good, EE good Parking: Private and Garage ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Title register restrictions (CL221415): - There is a 'restriction' (a formal block on the register) which means that when the property is sold, a solicitor must provide a certificate to the Land Registry confirming that certain conditions from a 2005 legal document have been followed. - There is a standard rule for properties owned by more than one person which prevents a single owner from selling the property or taking out a loan against it on their







own. This is a routine protection to ensure all owners or their interests are accounted for during a sale. - The property is subject to 'restrictive covenants' (binding rules) set out in a 2005 document. These are common rules that limit certain activities to ensure the neighbourhood remains in a good state. Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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