

# Rounders Rise

Hayle

TR27 4FF

Offers In The Region Of  
£315,000

- BEAUTIFULLY PRESENTED HOME, READY TO MOVE INTO.
- MAIN BEDROOM ENSUITE
- MODERN AND LIGHT OPEN-PLAN LIVING AREA
  - ATTACHED GARAGE AND DRIVEWAY
- SUNNY DECK AREA WITH VIEWS ACROSS TO THE TOWANS
  - LEVEL GARDEN
- DOWNSTAIRS CLOAKROOM
- TILED GROUND FLOOR
- CLOSE TO LOCAL SCHOOLS
- SCAN QR FOR MARTIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 944.00 sq ft



#### PROPERTY DESCRIPTION

A stunning, bright, three-bedroom family home which is presented in excellent order. The accommodation briefly comprises entrance hall, cloakroom/WC, open-plan living room/dining room with tiled floor, a well-fitted kitchen and on the first floor is a main bedroom with ensuite, two further bedrooms with views out towards the Towans and to Phillack church and a family bathroom. To the side of the house is an attached garage, (loosely divided into a workshop and a store room). To the side there is parking and to the rear is a lovely west-facing decking area, a lawn area and further storage area.

#### LOCATION

Hayle is a small coastal town in the far southwest of England, in Cornwall, known for its sweeping beaches, estuary views, and relaxed seaside character.

It sits at the mouth of the Hayle River, where it opens into a large tidal estuary that's important for wildlife—especially birds. The estuary is part of a designated nature reserve, so you'll often see waders and migrating species if you visit at the right time.

Historically, Hayle was an industrial hub during the 18th and 19th centuries, tied to Cornwall's mining boom. It had foundries and engineering works that supplied mining equipment across the region. Today, that industrial past has mostly faded, leaving behind a quieter town with a mix of old buildings and modern development.

What really defines Hayle now is its coastline. Just beyond the town are miles of golden sand, including Hayle Towans—a vast stretch of dunes and beach that leads toward St Ives. The beaches are popular for walking, surfing, and taking in big Atlantic views.

The town itself has a practical, lived-in feel rather than being purely tourist-focused. You'll find local shops, cafés, and a growing number of galleries and small businesses, alongside supermarkets and residential areas. The schools are also of note with various primary schools and within a short walk of here is the senior school, Hayle Academy. It's also a convenient base for exploring west Cornwall, with good road and rail links.

#### ENTRANCE HALL

With front door, tiled floor, panelled radiator, door to:

#### CLOAKROOM/WC

Double-glazed window to front aspect, tiled floor, wash basin, low-level WC with concealed cistern and handmade feature wood shelf and built-in double cupboard.

#### OPEN PLAN LIVING ROOM/DINER

A bright room with tiled flooring, understairs cupboard, panelled radiators, double-glazed windows and French doors to the rear decking area and views across to the Towans, ample power points and TV ariel point.

#### KITCHEN

A modern and stylish kitchen with tiled floor, range of built-in base units with worktops, integral gas hob with extractor over, built-in electric oven, built-in fridge/freezer, one-and-a-half bowl stainless steel sink unit with mixer taps and drainer, double-glazed window to front aspect, tiled splashbacks, corner cupboard housing gas boiler, ample power points.

#### FIRST FLOOR LANDING

Access to insulated loft space.

#### MAIN BEDROOM

Lovely bedroom with engineered wood flooring, double-glazed window to the front aspect, panelled radiator, wood-panelled walls on one side, built-in double wardrobe.

#### ENSUITE SHOWER ROOM

Tiled floor, built-in shower cubicle with mains shower, low-level WC with concealed cistern, wash basin with mixer taps, double-glazed window with frosted glass to front aspect, panelled radiator and extractor fan.

#### BEDROOM TWO

Double-glazed window to rear aspect, views towards Hayle Towans and Phillack, panelled radiator, TV ariel point.

#### BEDROOM THREE

Attractive, engineered, wood flooring, double-glazed window with views out towards the Towans and Phillack, panelled radiator, ample power points.

#### BATHROOM

Tiled floor, panelled bath with shower screen, shower over, low-level WC with concealed cistern, wash basin, extractor fan, heated towel rail, shaver socket, double-glazed window to side aspect.

#### GARAGE

This is a standard size garage, but has been loosely divided into a WORKSHOP with power and light and pedestrian door to rear decked area. To the front is a storage cupboard, ideal for keeping bikes and surfboards etc.

#### OUTSIDE/GARDEN

To the front or the property there is a driveway providing a PARKING SPACE. To the rear of the property is a raised deck area, ideal for enjoying the late afternoon/evening sun with steps leading down to the rear garden area which is laid to lawn, storage space under decking area.

#### SERVICES

The property is connected to mains gas, electricity, water and drainage. It is heated via a combination gas-fired boiler, which is located in the kitchen.



## DIRECTIONS

From our office in Hayle, turn left along Fore Street and take the next right onto Lower Church Street, and into Higher Church Street. At the junction, turn left along Bodriggy Street and at the next junction, turn right and proceed under the viaduct and follow the road around to the right. Continue up the road and then right into Rounders Rise and the property will soon be seen on your right hand side.

## MATERIAL INFORMATION

Verified Material Information

Costs & tenure

Tenure: Freehold

Council tax band: C

EPC rating: B

The building

Semi-detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

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 great, Three great, EE great

Parking: Garage, Driveway, and On Street

Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Non-coal mining area: yes

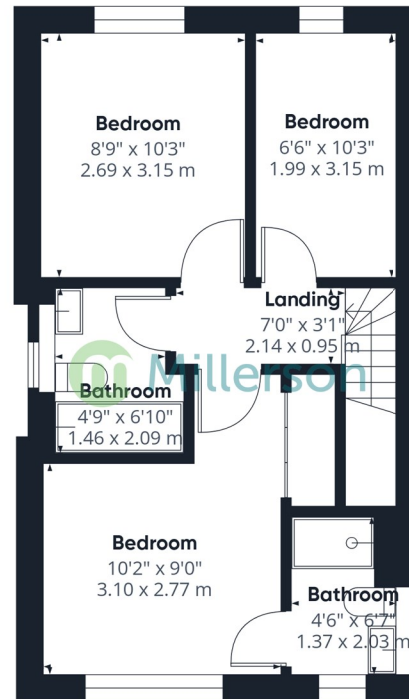
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
944 ft<sup>2</sup>  
87.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

Scan QR Code For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	