



Madison Close

Hayle

TR27 4BZ

Offers In The Region Of
£265,000

- THREE BEDROOM MODERN HOME
- IDEAL FIRST TIME/INVESTMENT BUY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
 - ENCLOSED REAR GARDEN
 - ALLOCATED PARKING
- CLOSE TO TOWN AND LOCAL AMENITIES
 - NO ONWARD CHAIN
 - EPC - C79
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 741.00 sq ft



3



2



1



C79

PROPERTY DESCRIPTION

Located on the popular Madison Close development in Hayle and offered for sale with no onward chain, this well-presented modern three-bedroom home would make an ideal first purchase or buy-to-let investment. The property benefits from gas central heating, double glazing, an enclosed rear garden, and an allocated parking space.

The accommodation includes a good-sized lounge, fitted kitchen/dining room, and a useful ground floor cloakroom. Upstairs, the master bedroom enjoys the advantage of an en suite shower room, while both the master and second double bedroom are fitted with mirrored wardrobes. A third bedroom provides flexible space, ideal for a child's room, home office, or guest accommodation.

The development is particularly popular due to its convenient location, being close to the shopping amenities and facilities within the town. An internal inspection is highly recommended to fully appreciate all that this property has to offer.

LOCATION

Hayle is a charming coastal town known for its sandy beaches, scenic estuary and nearby nature reserves, offering the perfect balance of outdoor living and everyday convenience. The town has a variety of shops, cafés, restaurants and leisure facilities, while local schools cater for all ages. Excellent transport links, including the A30 and a mainline railway station, make exploring Cornwall easy. With St Ives, Penzance and Truro all within reach, Hayle remains a popular choice for families, commuters and those seeking a relaxed coastal lifestyle.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Double glazed front door to....

ENTRANCE HALL

Wood flooring. Radiator. Stairs leading to first floor. Inset ceiling spotlights. Doors to kitchen/diner and lounge. Door to....

CLOAKROOM

Low level WC. Pedestal wash hand basin with tiled splashback. Radiator. Electric meter box. Wood flooring. Inset ceiling spotlights.

KITCHEN/DINING ROOM

Double glazed windows to front. Range of wood effect wall, base and drawer units with roll top work surfaces and tiled surrounds. Single drainer stainless steel sink unit with mixer tap. Built in gas hob with electric oven below and extractor over. Integral fridge/freezer. Spaces for dishwasher and washing machine. Worcester gas boiler. Radiator. Wood effect vinyl flooring. Inset ceiling spotlights.

LOUNGE

Double glazed French window and door opening out onto enclosed rear garden. Further double glazed windows overlooking the garden. Two radiators. Good sized understairs storage cupboard.

FIRST FLOOR

LANDING

Airing cupboard with electric heater. Loft access. Wooden balustrade. Doors off to bedrooms and bathroom.

BEDROOM 1

Double glazed windows to rear overlooking garden. Fitted mirrored wardrobes with hanging space and shelving. Radiator.

EN SUITE SHOWER ROOM

Tiled shower cubicle with fitted Triton electric shower and glazed shower door. Low level WC. Pedestal wash hand basin with tiled splashback and shelf above. Wood effect vinyl flooring. Radiator. Inset ceiling spotlights.

BEDROOM 2

Double glazed window to front. Fitted wardrobes with hanging space, drawers and storage areas. Radiator.

BEDROOM 3

Double glazed windows overlooking rear garden. Radiator Two fitted shelves.

BATHROOM

Obscure double glazed windows to front with tiled sill. Panelled bath with mixer shower tap. Low level WC. Pedestal wash hand basin. Tiled surrounds. Radiator. Fitted towel rail. Wood effect vinyl flooring.

OUTSIDE

REAR GARDEN

Enclosed garden. Paved patio area with pathway to rear gate. Lawned garden area with mature borders. Timber garden shed. Gravelled area suitable for bin storage. Pedestrian gate leading to rear parking space.

ALLOCATED PARKING

Situated to the rear of the property in a communal parking area, there is an allocated parking space for the use of the property.

SERVICES

Mains Water & Drainage, Electricity and Gas. The gas boiler is located in a cupboard in the kitchen.

DIRECTIONS

From our office in Hayle, turn left along Fore Street and go past the Recreation Park on your right. Take the turning right onto Caroline Row, and right again into Madison Close. The property will soon be seen on your left hand side. There is an allocated parking space for no. 68 located to the rear of the property.

MATERIAL INFORMATION

Verified Material Information:

Council Tax Band: B

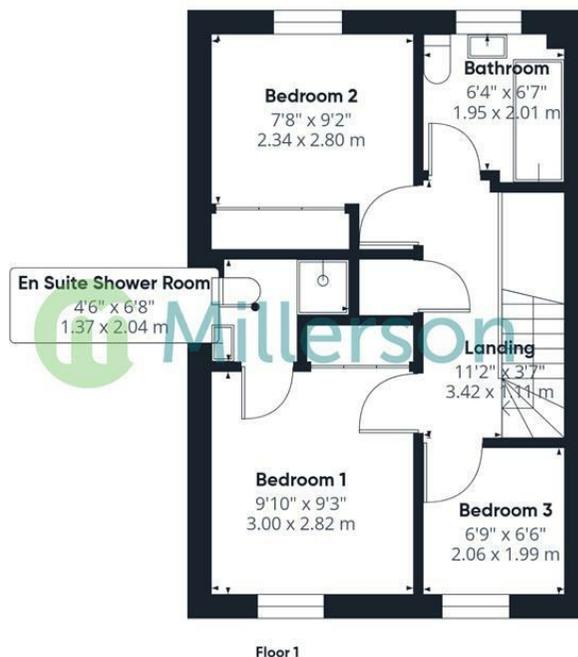


Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Off Street, Rear, and Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: You can only have wooden double glazed window.
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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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.



Approximate total area⁽¹⁾
741 ft²
68.8 m²

(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

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 79 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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