

Harveys Yard

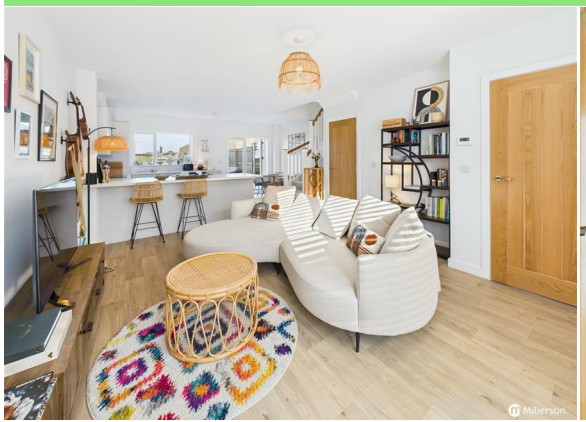
Hayle

Hayle

TR27 4FY

Offers In The Region Of £350,000

- NO ONWARD CHAIN
- EXCEPTIONAL SHOW HOME CONDITION
- OPEN PLAN KITCHEN/LIVING/DINER
- THREE GOOD SIZED BEDROOMS WITH ENSUITE TO PRIMARY
- LOW MAINTENANCE REAR GARDEN WITH GATE ACCESS
- ALLOCATED OFF STREET PARKING FOR TWO CARS
- EASY WALKING DISTANCE TO SCHOOLS AND SHOPS
- BUILT IN 2022
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR CODE FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - A

Floor Area - 857.00 sq ft


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1


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Property Description

Located within the sought-after Harvey's Yard development in Hayle, this nearly new semi-detached property offers stylish, modern living in a convenient and attractive setting. Built in 2022, the home provides approximately 857 sq ft of well-designed accommodation, ideal for families, professionals, or buyers looking for a low-maintenance property ready to move straight into.

The property is entered via a welcoming hallway which leads into a bright and comfortable reception room, perfect for both relaxing and entertaining. The modern kitchen is thoughtfully laid out, offering ample storage and worktop space, making it well suited to everyday use. The ground floor also benefits from practical living space designed with functionality in mind. Upstairs, the property offers three well-proportioned bedrooms, including a generous main bedroom with ensuite and two further versatile rooms suitable for children, guests, or home working. The contemporary bathroom is finished to a high standard and provides a clean, modern space for daily routines. Throughout, the home is presented to an impressive show-home standard, with high-quality finishes, neutral décor and careful attention to detail. The property is connected to all mains services, ensuring ease of living and efficiency.

Externally, the house benefits from two allocated off-street parking spaces, along with gated access leading to the rear garden, offering a private outdoor space ideal for relaxation or entertaining. With no onward chain, the property allows for a smooth and timely purchase. Combining modern design, excellent presentation and a desirable location close to local amenities and transport links, this home represents a fantastic opportunity for a wide range of buyers seeking contemporary living in Hayle.

Location

Harveys Yard is a small residential area in the centre of Hayle, Cornwall, close to local shops, cafés, and Hayle railway station. It is near Foundry Square and Foundry Hill, reflecting the town's industrial heritage linked to Harvey's Foundry. The area is well suited to families, with Penpol School, Bodriggy Academy, and Hayle Academy all nearby. Hayle's long sandy beaches and dunes, including Hayle Towans, are also within easy reach, making the area convenient for both everyday living and seaside activities.

The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

Ground Floor

Solid Oak entrance door with triple glazed side window. Internal Oak doors leading to:

Entrance Hallway

Skimmed ceiling. Smoke sensor. Consumer unit housed. Radiator. Carpeted flooring. Skirting. Oak door leading to:

Kitchen / Dining Room

Triple glazed window to the rear aspect. Skimmed ceiling. Spotlights. Smoke sensor. Combination boiler housed. Range of wall and base fitted units with straight edge worksurfaces and stainless steel sink with drainer and mixer tap. Integrated Lamona white goods which include dishwasher, fridge/freezer, four ring electric hob with built in oven/grill beneath and extractor hood above. Space and plumbing for freestanding washing machine. Radiator. Ample power sockets. Vinyl flooring. Skirting. Triple glazed patio doors leading out to the rear garden.

Living Area

Triple glazed floor to ceiling window to the front aspect. Skimmed ceiling. Understairs storage cupboard. Radiator. Ample power sockets. TV Connection point. Vinyl flooring. Skirting.

Downstairs W/C

Skimmed ceiling. Extractor fan. Radiator. Sink with mixer tap and tiled splashback with built in storage cupboard beneath. W/C with push flush. Tiled flooring.

First Floor

Landing - Skimmed ceiling. Smoke sensor. Carpeted flooring. Skirting. Oak doors leading to:

Bedroom One

Triple glazed floor to ceiling window to the front aspect. Skimmed ceiling. Radiator. Ample power sockets. Carpeted flooring. Skirting. Solid Oak door.

Bedroom One Ensuite

Triple glazed frosted window to the side aspect. Skimmed ceiling. Spotlights. Extractor fan. Wall mounted electric towel radiator. Spacious walk in tiled shower unit. Wall hung sink with mixer tap and tiled splashback. Shaver points. W/C with push flush. Tiled flooring. Solid Oak door.

Bedroom Two

Triple glazed floor to ceiling window to the rear aspect. Skimmed ceiling. Radiator. Ample power sockets. Carpeted flooring. Skirting. Solid Oak door.

Bedroom Three

Triple glazed window to the front aspect. Skimmed ceiling. Loft hatch. Radiator. Two double freestanding wardrobes included within the sale. Ample power sockets. Carpeted flooring. Skirting.

Family Bathroom

Triple glazed frosted window to the rear aspect. Skimmed ceiling. Extractor fan. Spotlights. Wall mounted sink with mixer tap and tiled splashback. Shaver points. Bath with tiled walls and shower over. W/C with push flush. Heated towel radiator. Tiled flooring.

Outside

Rear Garden

A low maintenance rear garden with composite decking, wall mounted tap and lighting and side gated access.

Parking

The front of the property features a paved area with two allocated parking spaces and a wooden bin store, while gated side access leads through to the rear garden.

Services

The property is connected to mains electricity, gas, water and drainage with the boiler being situated in the kitchen. The property falls within Council Tax Band A.

Agents Note - Charges

There is a management fee for the upkeep and maintenance of the estate including the access road plus a Harbour Levy Charge which combined is around £300 per annum. The specific amount will be confirmed in due course.

Directions

From Millerson Estate Agents at Copperhouse, head north-west along Fore Street toward Foundry Square. At the roundabout take the second exit and immediately take the left hand turn just after the traffic lights on to Harvey's Yard. The property will then be located on your left hand side where a member of the team will be there to meet you. Please park immediately outside the property.







Material Information

Verified Material Information

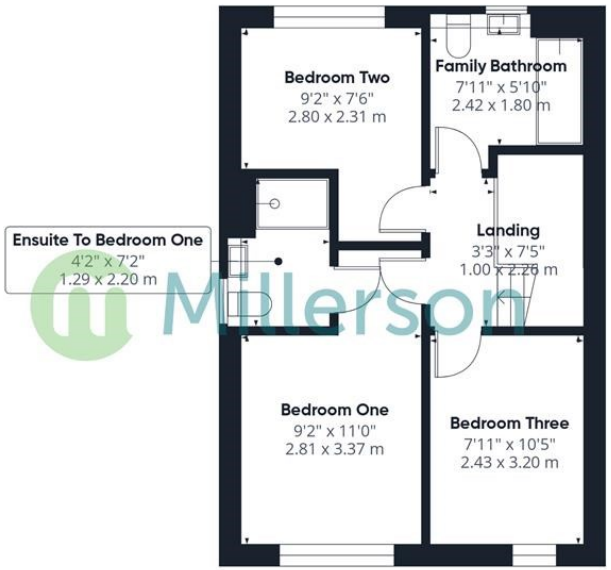
Council Tax band: A
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: B
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Triple Glazed
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK
Parking: Off Street, Driveway, Allocated, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
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: Level access and Wide doorways
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.



Floor 0



Floor 1

Approximate total area(1)

857 ft²

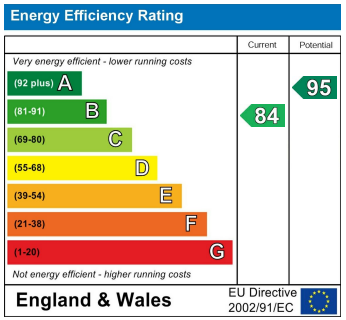
79.6 m²

(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.

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Needing To Sell?

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

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