



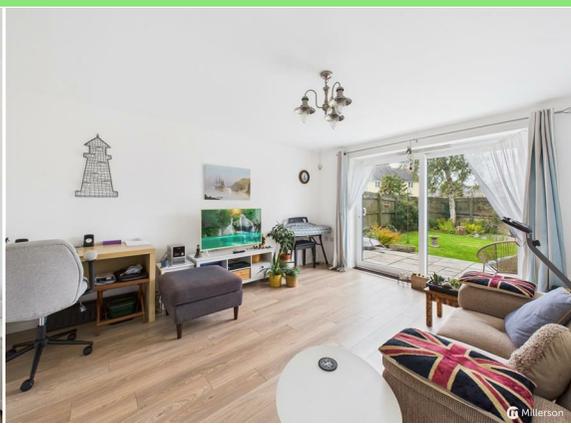
Madison Close

Hayle

TR27 4BZ

Offers In The Region Of
£300,000

- THREE BEDROOM THREE STOREY TOWN HOUSE
- WELL PRESENTED ACCOMMODATION
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- ALLOCATED PARKING
- LANDSCAPED REAR GARDEN
- CLOSE TO TOWN AND LOCAL AMENITIES
- GAS CENTRAL HEATING
- INTERNAL VIEWING A MUST!
 - EPC:B81
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1140.97 sq ft



3



2



1



B81

PROPERTY DESCRIPTION

An extremely well presented three bedroom (principle ensuite), three storey family home, centrally located within Hayle, well placed for all of the towns facilities, nearby schools and local transport links.

The property benefits from an enclosed, landscaped garden, allocated parking to the rear and delightful far reaching views from the top floor bedroom.

An internal viewing of this delightful home is sure to impress! Phone now to arrange your viewing appointment.

LOCATION

Madison Close is a modern, and popular residential development, located in the vibrant coastal town of Hayle, West Cornwall. Set within easy walking or driving distance of the town centre, residents enjoy convenient access to a wide range of amenities including shops, cafés, restaurants, and local services along Fore Street and Commercial Road. Ideal for families, the area is well-served by nearby schools such as Bodriggy Academy (primary) and Hayle Academy (secondary), making it a popular choice for those with children.

A standout feature for this development is its proximity to some of Cornwall's most celebrated beaches. Just a short drive away lies Hayle Towans Beach, part of a stunning 3-mile stretch of golden sands that continues through Gwithian and Godrevy, perfect for swimming, surfing, or coastal walks. The beaches are backed by sand dunes and enjoy panoramic views across St Ives Bay. With excellent road and rail links nearby—including Hayle train station and the A30.

Madison Close combines the tranquillity of a coastal lifestyle with easy access to the wider region, making it an ideal location for families, retirees, or anyone looking to enjoy the best of Cornwall's coastline.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Composite entrance door into...

ENTRANCE HALLWAY

Oak laminate flooring, radiator, carpeted stairs to first floor level, door into kitchen and lounge, door into...

W/C

Low level w/c with push button flush, corner wash hand basin, tiled surround, tiled flooring, radiator, ceiling mounted extractor fan, sloping ceiling.

KITCHEN

Fitted with a range of base mounted kitchen units with roll top work surfacing over. Space for freestanding oven with tiled splash back, stainless steel and glass extractor above, sink and drainer with mixer tap, tiled splash back, space for washing machine, fridge and freezer. Radiator, double glazed window to the front, tiled window cill, tiled flooring, space for dining table and chairs, wall mounted 'Worcester' gas fired boiler.

LOUNGE

Laminate flooring, two radiators, double glazed sliding patio doors to the rear, leading onto the rear patio.

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From the entrance hallway, a carpeted staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, radiator, double glazed window to the front and side aspect, carpeted stairs to second floor level, door into...

BEDROOM 2

Fitted carpet, double glazed window to the rear, radiator.

BATHROOM

Fitted with a white suite, comprising panel enclosed bath with mixer tap, tiled surround, mains fed shower above. Wash hand basin with vanity unit below, tiled splash back, low level w/c, radiator, vinyl flooring.

BEDROOM 3

Fitted carpet, double glazed window to the front, radiator.

..

From the first floor landing, a carpeted staircase leads to...

SECOND FLOOR LANDING

Double glazed window to the side, radiator, door into...

BEDROOM 1

Fitted carpet, part sloping ceiling, with two roof lights enjoying distant views of Phillack Church and Tren crom Hill. Ceiling mounted spot light rail, built in cupboard, loft hatch, door into...

ENSUITE

Shower cubicle with mains fed shower, tiled surround, sliding glass door, wash hand basin, with vanity unit below, low level w/c, radiator, sloping ceiling, obscured obscured double glazed window to the front, vinyl flooring, ceiling mounted extractor fan.

OUTSIDE

The property is approached via a paved pathway, leading to the front door. There is a small, enclosed garden to the front, laid to chippings with flower bed to the side, enclosed by walling.

REAR

The rear garden has been attractively landscaped, with a paved patio area providing ample space for table and chairs.

The rest of the garden has been laid to lawn with well stocked, flower bed borders, plus a concrete base for a shed. There is an outside tap, and external light, gated access to the side of the garden.

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 electricity, water and drainage.

Gas fired central heating via a gas boiler, located within the kitchen.

Council tax band C.

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 right hand side. There is an allocated parking space for no.71 located to the rear of the property.

MATERIAL INFORMATION

Verified Material Information

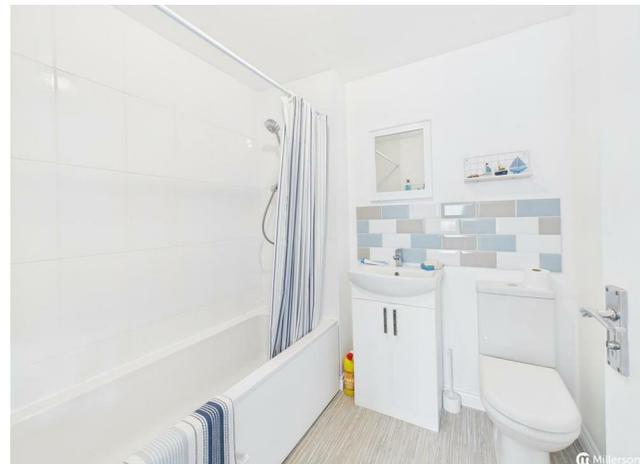
Council Tax band: C

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: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Allocated and Communal
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: 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⁾

1049 ft²
97.3 m²

Reduced headroom

60 ft²
5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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www.millerson.com

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