

# 6 Millpond Avenue Hayle, TR27 4HX







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Nestled on Millpond Avenue in the picturesque town of Hayle, this charming double-fronted terraced cottage is a delightful find, entering the market for the first time in 50 years. Overlooking the serene millpond, the property boasts a wealth of character and features that are sure to enchant prospective buyers.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into the kitchen, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The cottage comprises two double bedrooms and one single bedroom on the first floor, providing ample space for family or guests.

One of the standout features of this property is the lovely rear garden, that offers a perfect spot for outdoor enjoyment. Additionally, the convenience of driveway parking at the front adds to the appeal of this delightful home.

Situated just a short stroll from the town's amenities, including schools, shops, tennis club, harbour and beaches this cottage is ideally located for those seeking a blend of peaceful living and easy access to local conveniences.

This property is truly a must-see, offering a unique opportunity to own a piece of Hayle's history in a charming setting. Don't miss your chance to view this cottage and experience all it has to offer.



The Mather Partnership, Offices in Helston & Hayle  
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**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price £310,000**

**Location**

Hayle is a thriving coastal town and has many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as is the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

**Accommodation**

Entrance Porch

Lounge Dining Room  
Rear Porch  
Ground Floor Shower Room  
Two Double Bedrooms  
One Single Bedrooms

**Parking**

To the side of the front garden is driveway parking.

**Outside**

To the front of the property is a open garden which is pebbled throughout creating a low maintenance garden ideall for potted plants. This area could also create further parking for a number of cars. The rear garden is accessed from the rear porch. With steps rising up to a BBQ and seating area. There are steps leading up onto a terrace lawn which is split into three areas and the paved path leads to the rear of the garden where there is the ideal area for a storage shed. The garden provides a good degree of privacy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		25	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Services

Mains Electric, Gas, Water and Drainage

## Council Tax Band- C

## What3Words

///chimp.tides.vacancies

## Anti Money Laundering Regulations – Purchasers

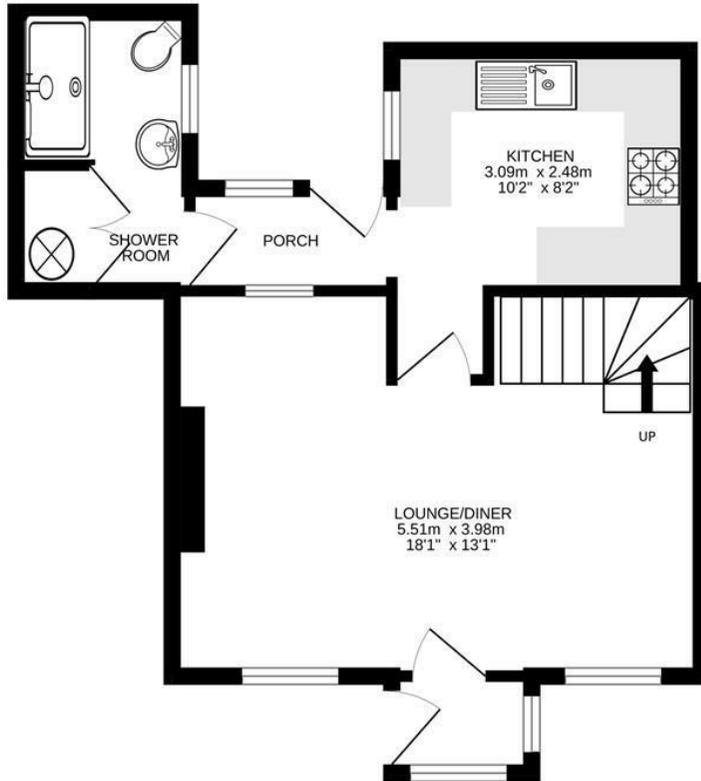
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

## Proof of Finances

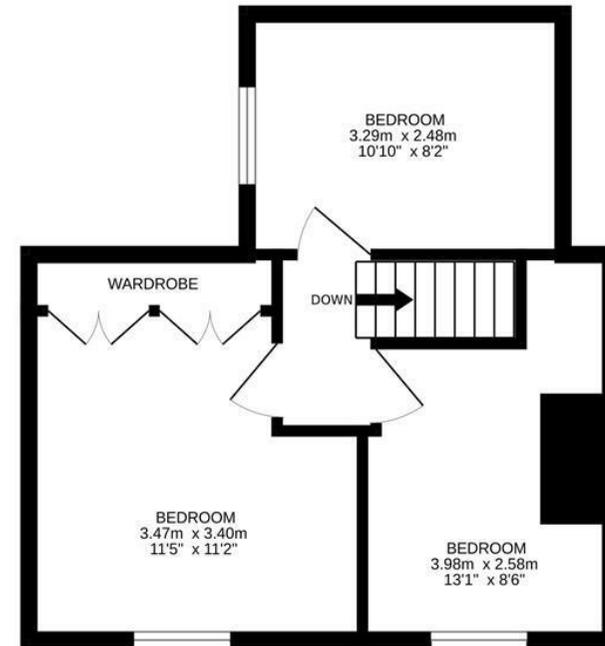
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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