

Sunny Villa Albertus Gardens

Hayle, TR27 4JB







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Nestled in the highly sought-after area of Albertus Gardens, Hayle, this spacious detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With three well-proportioned bedrooms, including a master suite with an ensuite bathroom, this property is ideal for families or those looking to downsize without compromising on space.

The bungalow boasts a generous lounge that invites natural light, creating a warm and welcoming atmosphere. Adjacent to the lounge is a delightful conservatory, perfect for enjoying the garden views throughout the seasons. The kitchen dining room is well-equipped, providing a lovely space for family meals and entertaining guests.

Externally, the property features a driveway that leads to a single garage, ensuring parking for residents and visitors alike. The enclosed rear garden is a true highlight, offering a good degree of privacy. It includes a sun deck area, a well-maintained lawn, and a charming summer house, making it an ideal spot for relaxation and outdoor gatherings.

Conveniently located, this bungalow is just a short distance from Hayle's town centre, where you will find a variety of local shops, the Asda supermarket, and the picturesque harbour and beaches. Additionally, the property provides easy access to the A30, connecting you to the major market towns of Cornwall and the historic cathedral city of Truro.

This delightful bungalow in Albertus Gardens is not just a home; it is a lifestyle choice that combines comfort, convenience, and the beauty of coastal living. Don't miss the chance to make it your own.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £425,000

Location

Albertus Gardens is a well regarded residential area within the popular coastal town of Hayle. Hayle is a thriving coastal town and has many amenities & 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, including M&S and individual boutique shops, restaurants and cafes. It's a fantastic place to live.

Accommodation

Entrance

Reception Hallway
Living Room
Conservatory
Kitchen Dining room
3 bedrooms
2 bathrooms(master ensuite)

Garage

17' x 10'7

Metal up and over door

Parking

To the front of the property is driveway parking.

Outside

To the side of the driveway is a low maintenance gardens which leads around to the side and into the rear garden which is enclosed by fencing and provides a good degree of privacy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains Gas Electric, Water and Drainage

Council Tax Band- C**What3Words**

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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.

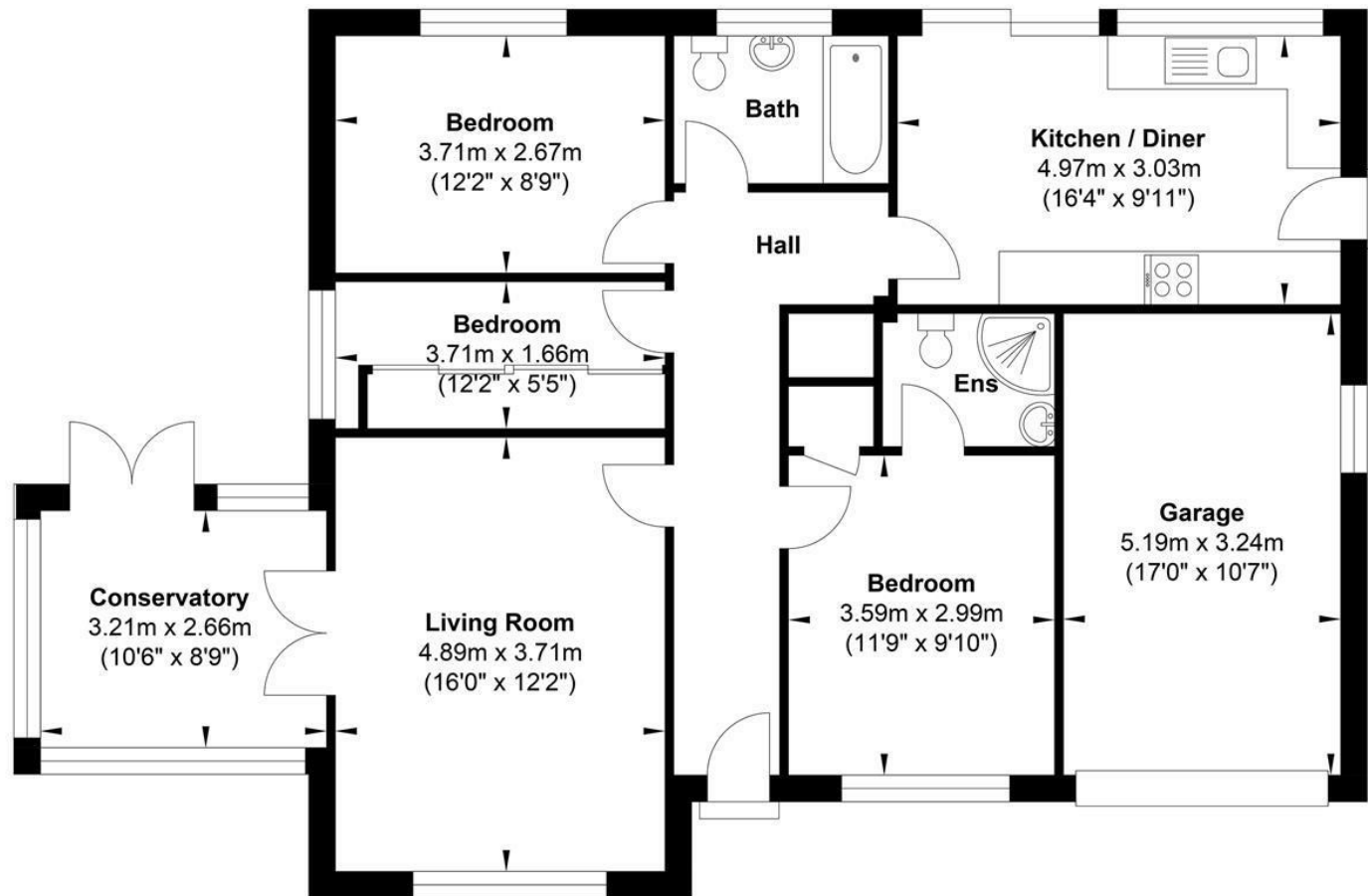
Proof of Finances

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.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Ground Floor

Gross Internal Floor Area : 106.8 m2 ... 1149.89ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

