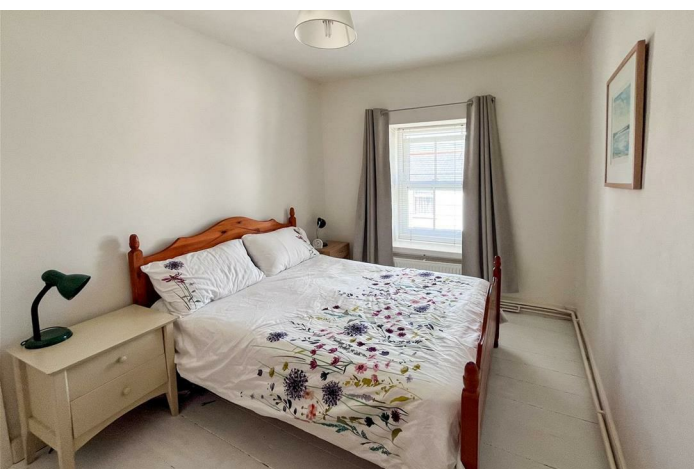


21 Bodriggy Street
Hayle, TR27 4NB



MATHER
PARTNERSHIP





21 Bodriggy Street Hayle, TR27 4NB

Nestled on Bodriggy Street in the charming town of Hayle, this delightful double-fronted home presents an exceptional opportunity for families seeking a comfortable and convenient home. With four spacious bedrooms and two inviting reception rooms, this property is designed to accommodate both relaxation and social gatherings.

To the rear is a garden room, complete with a separate shower area. This feature is particularly useful for washing off sandy feet after a day at the beach or for giving your furry friends a rinse after a long walk. The lovely rear garden offers a tranquil space for outdoor enjoyment, while the front of the property provides convenient parking.

Situated within walking distance of the town centre and local schools, this home is perfectly positioned for families. The excellent access to the A30 ensures that you can easily reach major market towns and the historic cathedral city of Truro, making it an ideal base for both work and leisure.

This property is not just a house; it is a wonderful family home that combines comfort, practicality, and a prime location. Whether you are looking to settle down or seeking a holiday retreat, this home is sure to meet your needs. Don't miss the chance to make this charming property your own.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price - £329,950

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 it 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
Reception Hallway
Living Room

Dining Room
Kitchen
Garden Room
Shower Room
3 Double Bedrooms
1 Single Bedroom
Shower Room

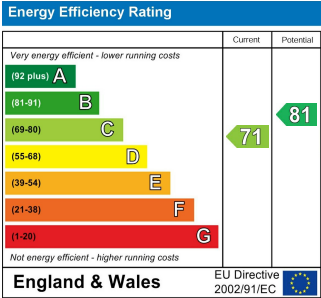
Parking

To the front of the property there is parking for 1 Car

Outside

The rear garden is accessed via the garden room. Offering a sun patio with steps leading up to a lawn garden with a patio to the side steps and pergola leading to a further lawn garden with steps leading into a large vegetable growing area with storage shed to the rear. The garden offers a good degree of privacy and offers views from the top of the garden across the roof tops to the towans.





Services

Mains Water, Gas, Electric and Drainage.

Council Tax Band- C**What3Words**

///vibrates.burden.interviewer

Anti Money Laundering Regulations – Purchasers

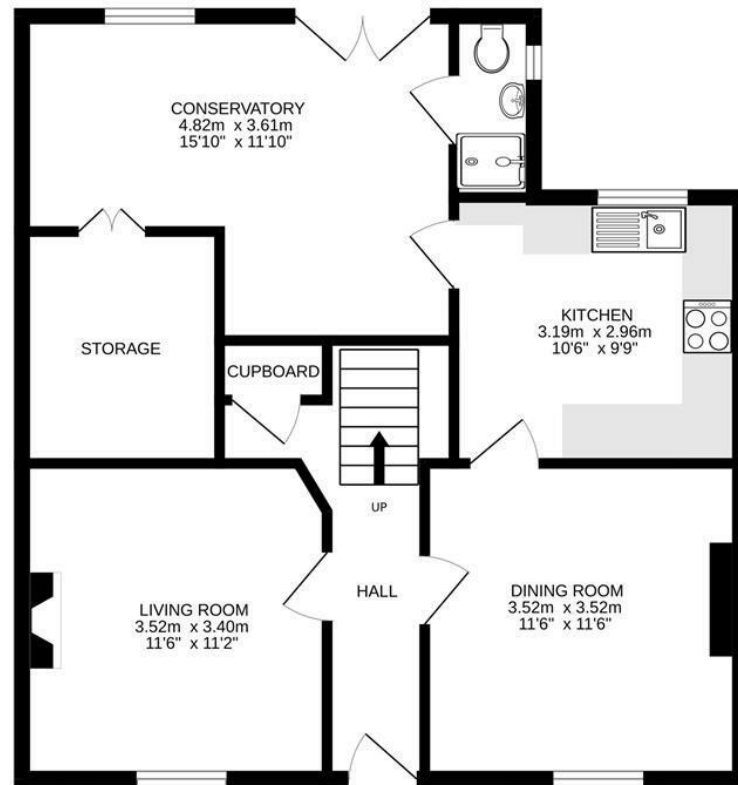
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

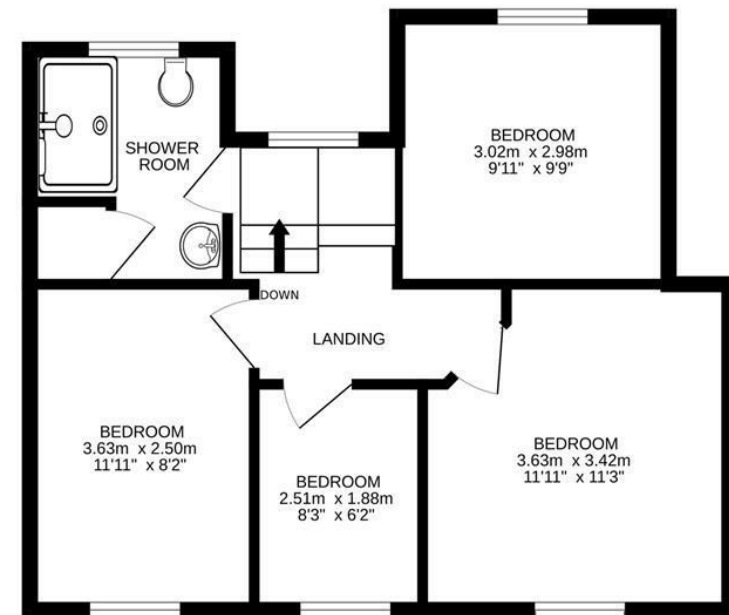
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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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.

