

6 Birch Grove
Hayle, TR27 6PL







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Nestled in the charming area of Birch Grove, Hayle, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a generous garden, perfect for enjoying the outdoors or hosting gatherings with family and friends.

Inside, you will find a spacious lounge that invites relaxation and comfort, complemented by a well-appointed kitchen dining room that is ideal for both casual meals and entertaining. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Additionally, the property includes an allocated parking space, providing convenience in this sought-after location. Birch Grove is well-positioned, offering easy access to Hayle's many amenities, including shops, schools, and recreational facilities, making it a practical choice for modern living.

This home is not only a great starter property but also a promising investment opportunity in a vibrant community. With its excellent features and prime location, this terraced house is sure to attract interest. Do not miss the chance to make it your own.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price- £239,950 Freehold

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 Porch
Living Room

Kitchen Dining Room

2 Double Bedrooms

Family Bathroom

Parking

The property is being sold with the benefit of an allocated parking space

Outside

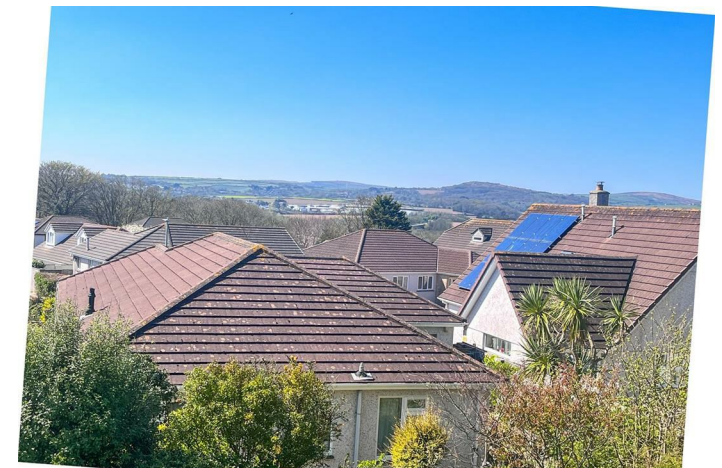
The rear garden is accessed from the kitchen dining room. This lovely sized enclosed rear garden is predominately laid to lawn and enclosed by walling and mature hedging. The garden creates the ideal space for children or pets to play in.

Services

Mains Electric, drainage and water.

Agents Note

The property is tenanted. Ample notice for viewings is required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Council Tax Band- B**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.

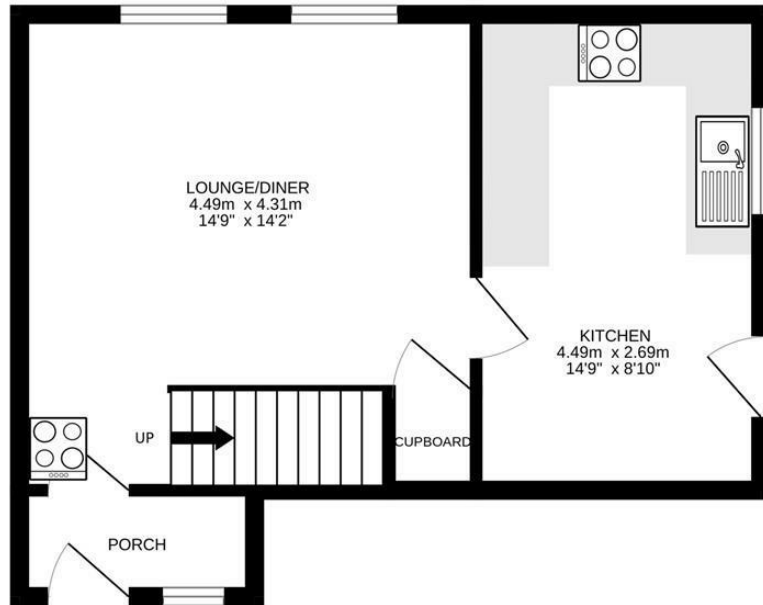
Broadband & Mobile Phone Coverage

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/>

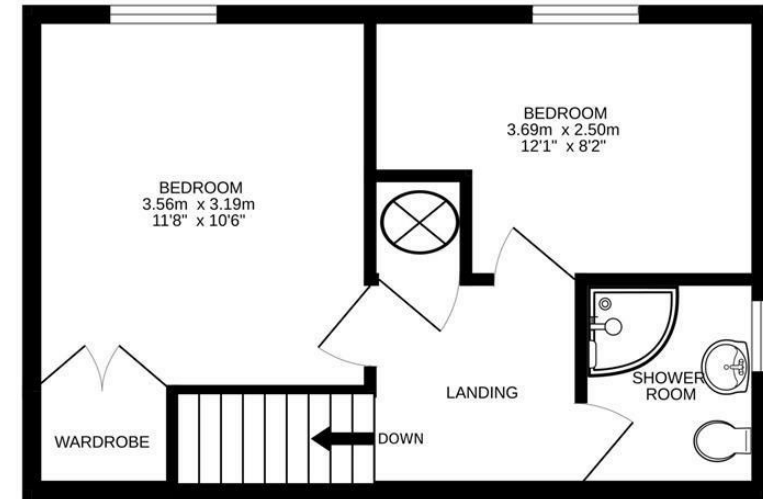
What3Words

///carry.daydreams.harmonica

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.

