

3 Birch Grove  
Hayle, TR27 6PL







# 3 Birch Grove Hayle, TR27 6PL

Nestled in the charming area of Birch Grove, Hayle, this delightful mid-terrace home offers a perfect blend of modern living and comfort. With two generously sized double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a lovely lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen dining room is a highlight of the home, offering ample space for family meals and gatherings. This area is designed to be both functional and stylish, making it a wonderful place to create lasting memories.

The property boasts a bathroom, ensuring convenience and comfort for all residents. Additionally, the enclosed rear garden provides a private outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day.

For those with vehicles, the property includes an allocated parking space, adding to the convenience of this lovely home. Situated in a desirable location, this terraced house is not only a great place to live but also offers easy access to local amenities and the beautiful surroundings of Hayle.

In summary, this modern mid-terrace home in Birch Grove is a fantastic opportunity for anyone looking to settle in a welcoming community. With its spacious living areas, two double bedrooms, and a charming garden, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this lovely property your new home.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price- £219,950 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 Porch

Living Room  
Kitchen Dining Room  
2 Double Bedrooms  
Family Bathroom

**Parking**

The property has the benefit of an allocated parking space

**Outside**

To the rear is an enclosed garden which should be prove suitable for both children and pets.

**Services**

Mains electric, water and drainage

**Agents Note**

The property is tenanted, please ensure ample notice is given for viewing requests.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
			<b>85</b>
		<b>61</b>	
<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

## **Council Tax Band- B**

### **What3Words**

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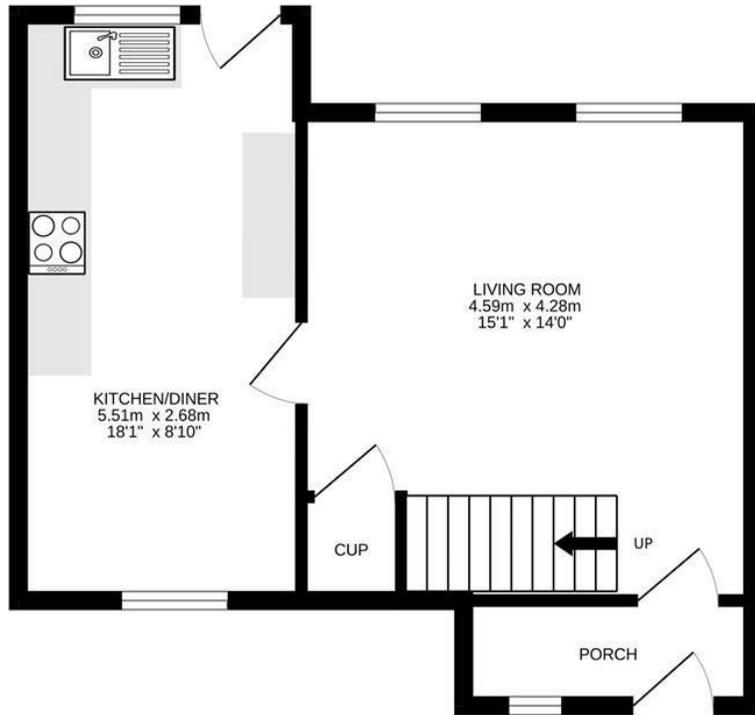
### **Anti Money Laundering Regulations – Purchasers**

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.

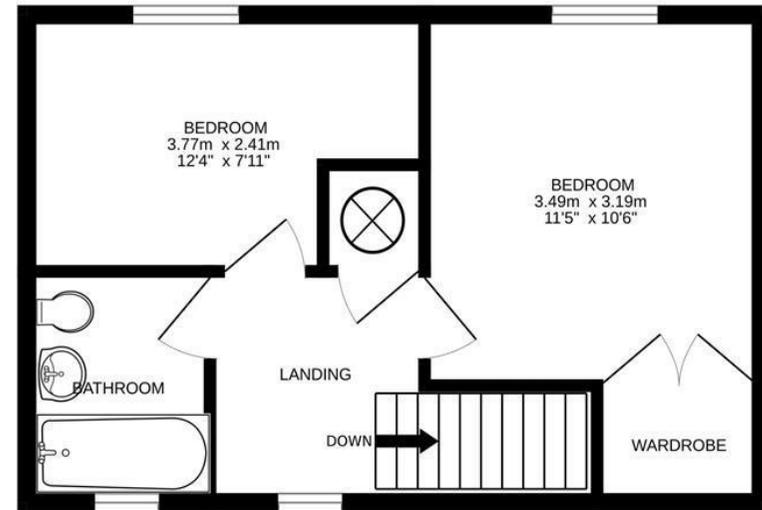
### **Proof of Finances**

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.

## 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.

