



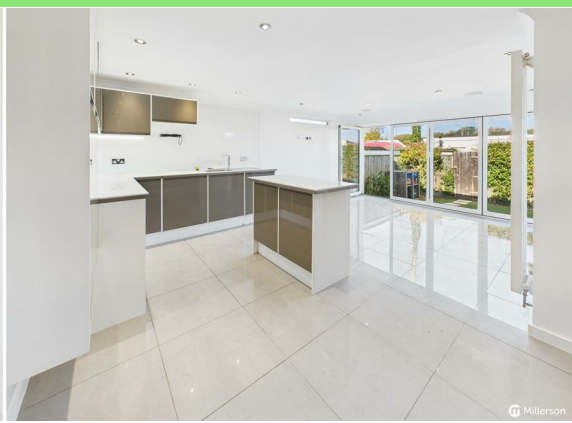
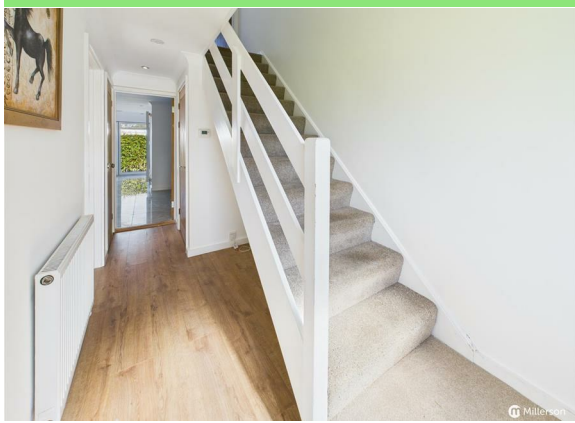
Treveglos

Hayle

TR27 4LA

Price Guide £225,000

- No Onward Chain
- Two Double Bedrooms
- Extended Open Plan Kitchen / Diner
- Built In Wardrobes
- Move In Ready Condition
- Low Maintenance Rear Garden
- Close By To Communal Greens
- Situated Within A Quiet Cul De Sac
- Walking Distance to Hayle Town and Other Amenities
- Scan QR Code For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 935.00 sq ft



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Property Description

Located in the desirable Treveglos area of Hayle, this charming end-of-terrace home offers the perfect balance of modern comfort and everyday convenience. With approximately 935 sq ft of well-planned living space, it presents an ideal opportunity for buyers seeking a move-in ready home — and with no onward chain, the process can hopefully be refreshingly straightforward.

Step inside to a bright and welcoming reception room, setting the tone for the rest of the property. The real standout is the extended open-plan kitchen and dining area — a contemporary and spacious hub, perfect for family life or entertaining friends in style. The property features two generously sized bedrooms, a modern bathroom, and the added convenience of a downstairs WC, offering practical living across both floors.

Outside, the low-maintenance garden provides a peaceful retreat for relaxing or alfresco dining, while nearby communal green spaces offer additional room for walks, picnics, or outdoor play. This attractive home is ideal for first-time buyers, young families, or those looking to downsize without compromise. With stylish interiors, modern amenities, and a sought-after location close to Hayle's town centre, beaches, and schools, this is a fantastic opportunity to secure a beautiful home in a prime Cornish setting. Early viewing is highly recommended.

Location

Treveglos is a sought-after residential area located in the vibrant coastal town of Hayle, West Cornwall. Set within easy walking or driving distance of the town centre, residents enjoy convenient access to a wide range of amenities including shops, cafés, restaurants, and local services along Fore Street and Commercial Road. Ideal for families, the area is well-served by nearby schools such as Bodriggy Academy (primary) and Hayle Academy (secondary), making it a popular choice for those with children.

One of Treveglos's standout features is its proximity to some of Cornwall's most celebrated beaches. Just a short drive away lies Hayle Towans Beach, part of a stunning 3-mile stretch of golden sands that continues through Gwithian and Godrevy, perfect for swimming, surfing, or coastal walks. The beaches are backed by sand dunes and enjoy panoramic views across St Ives Bay. With excellent road and rail links nearby—including Hayle train station and the A30—Treveglos combines the tranquillity of a coastal lifestyle with easy access to the wider region, making it an ideal location for families, retirees, or anyone looking to enjoy the best of Cornwall's coastline.

The Accommodation Comprises

(All dimensions are approximate and measured via LIDAR)

Ground Floor

UPVC double glazed front door and side window leading into the:

Entrance Hallway

Skimmed ceiling. Coving. Recessed spotlights. Thermostat control panel. Radiator. Broadband connection point. Two sizeable storage cupboards ideal for coats, shoes and household appliances. Laminate flooring. Skirting. Doors leading to:

Lounge

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample power sockets. Aerial connection point. Carpeted flooring. Skirting.

Kitchen / Dining Area

Skimmed ceiling. Coving. Recessed spotlights. Smoke sensor. Range of wall and base Howdens fitted units with central island and stainless steel sink with drainer and mixer tap. Integrated eye level, double oven/grill, four ring electric hob with extractor hood

above, fridge/freezer, dishwasher, washing machine. Ample power sockets. Two vertical radiators. Tiled flooring. Skirting. Bi fold doors leading to the rear garden and an internal door to the:

Downstairs W/C

Double glazed frosted windows to the side and rear aspects. Skimmed ceiling. Coving. Recessed spotlights. Extractor fan. Consumer unit. W/C with push flush. Wash basin with mixer tap. Space for tumble dryer. Tiled flooring. Skirting.

First Floor

Landing

Skimmed ceiling. Coving. Recessed spotlights. Smoke sensor. Loft access. Power socket. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Built in wardrobes and storage cupboard. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Two

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Radiator. Built in wardrobes. Ample power sockets. Carpeted flooring. Skirting.

Shower Room

Double glazed frosted window to the rear aspect. Skimmed ceiling. Walk in, tiled, double shower unit with rainfall head. Wash basin with mixer tap. W/C with push flush. Radiator. Airing cupboard housing timber shelving. Tiled flooring.

Outside

To the Front - There is a laid to lawn area ideal for enjoying the Cornish sunshine. Others on the estate have fenced this area in providing a secure space for children and pets. Just in front of this area there is a larger communal green perfect for recreational activities for children.

To the Rear - A low maintenance area fitted with artificial grass and enclosed with timber fencing with a rear access gate. Storage area for recycling bags. Wall mounted tap, Mains powered festoon lighting.

Parking

There is no specific allocated parking however ample on street parking is available close by.

Services

The property is connected to mains water, electricity, gas and drainage. The boiler is located in the XXXXXXXX and the property falls within Council Tax Band B.

Directions

From the Hayle office, head right onto Fore Street and continue onto Commercial Road. Turn left at the War Memorial and go up Chapel Hill. At the crossroads, turn right, continue past Bay View Terrace, then turn right into Treveglos where the property will be found and clearly identifiable with a Millerson FOR SALE board.

Material Information

Verified Material Information

Council Tax band: B

Council Tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

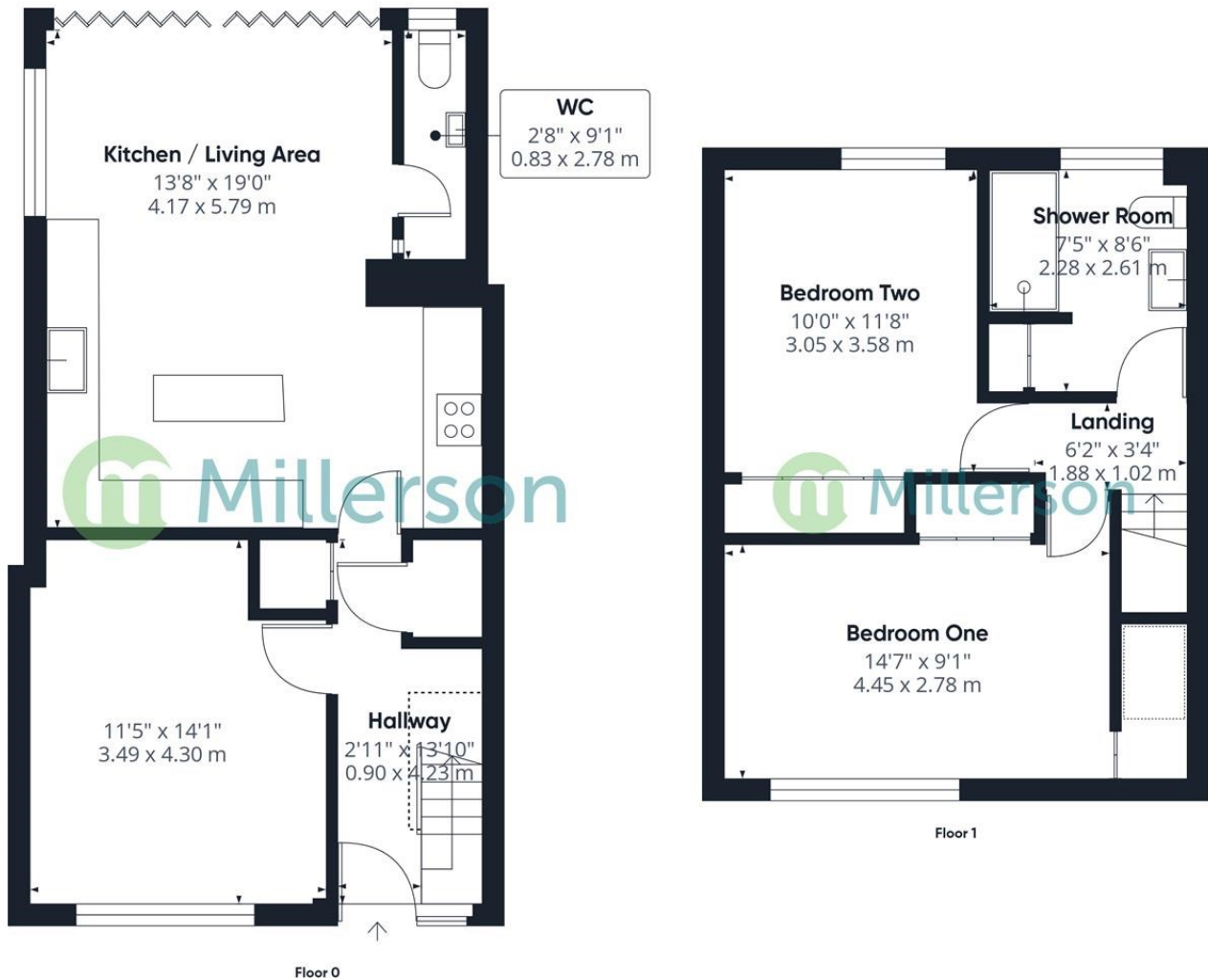


Property type: House
Property construction: Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: Yes
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area⁽¹⁾
 935 ft²
 86.7 m²

Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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 Hayle
 Cornwall
 TR27 4DY
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 T: 01736 754115
 www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(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	