

Ellis Close

Hayle

TR27 4SA

Asking Price £200,000

- TWO BEDROOM SEMI DETACHED FAMILY HOME
- NO ONWARD CHAIN
- GOOD SIZE REAR GARDEN
- CLOSE PROXIMITY TO NEARBY SCHOOLS AND DOCTORS SURGERY
- AN IDEAL FIRST TIME BUYER PROPERTY
- INTERNAL VIEWING A MUST
  - EPC: E39
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 565.00 sq ft



### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this well presented, two bedroom family home, situated close to all of Hayles local amenities, doctors surgery and nearby schools.

The property offers a good sized rear garden with a large concrete base, ideal for anyone looking to build a large workshop or garden room. This property could make an ideal first time purchase or investment purchase.

### LOCATION

Ellis Close is a residential Close, 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 & Penpol School (primary) and Hayle Academy (secondary), making it a popular choice for those with children.

One of the standout features for this location 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, offering easy access to the wider region, making it an ideal location for first time buyer, families, retirees, or anyone looking to enjoy the best of Cornwall's coastline.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

### ENTRANCE VESTIBULE

Vinyl, wood effect flooring, carpeted stairs leading to first floor level, door into...

### LOUNGE

Fitted carpet, double glazed window to the front, two wall lights, gas fire, understairs storage cupboard, glazed panel door into...

### KITCHEN / BREAKFAST ROOM

Fitted with a range of shaker style base and wall mounted units with roll top work surfacing over. Stainless steel one and a half bowl sink and drainer, tiled splash back, double glazed window to the rear.

Belling, range style cooker with seven ring gas hob, double oven and grill below. Tiled splash back, wall mounted gas boiler, providing hot water. Built in breakfast bar, with tiled splash back, vinyl, wood effect flooring, ceiling mounted spot lights, door to the rear, leading onto rear garden.

### FIRST FLOOR LANDING

Fitted carpet, loft hatch, door to...

### BEDROOM 1

Fitted carpet, two double glazed windows to the rear.

### BEDROOM 2

Fitted carpet double glazed window to the front, built in wardrobe,

### BATHROOM

Panel enclosed bath with electric shower over, marble effect panelled walls, low level w/c, pedestal wash hand basin, with mixer tap, tiled splash back, obscured double glazed window to the side, tile effect vinyl flooring.

### OUTSIDE

The property is approached via steps which led down to the front door, To the front of the property there is space for seating. A gated pathway to the side of the property leads to...

### REAR GARDEN

A good sized rear garden with a paved patio area, timber shed. The garden is laid mainly to lawn enclosed by fencing with a large concrete base, ideal for anyone looking to construct a large shed/workshop.

### PARKING

There are communal parking areas close to the property.

### SERVICES

Mains electricity, water, gas and sewerage. The property is heated via a gas fire, located in the lounge.

### DIRECTIONS

From our Hayle office, turn left and take the next right onto Lower Church Street, continue up this road and turn right at the junction. Continue along Bodriggy Street and go under the railway bridge and follow the road around to the right. Continue long this road, passing Hayle Health Centre and take the next turning on your left into Ellis Way. Follow the road around into Ellis Close and the property will soon be seen to the left hand side of the Close.

### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception



Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Communal and Off 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: Yes  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
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.





**Hallway**  
4'1" x 4'10"  
1.26 x 1.49 m



Floor 1

**Approximate total area<sup>(1)</sup>**  
565 ft<sup>2</sup>  
52.5 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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.

GIRAFFE360

## 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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