

Campion Way
Hayle
TR27 5FZ

Asking Price £500,000

- BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- UTILTY ROOM
- KITCHEN / BREAKFAST ROOM
- SPACIOUS LIVING ACCOMMODATION
- KARNDEAN LUXURY VINYL FLOORING
- PART EXCHANGE AVAILABLE
- GARAGE AND PARKING
- EPC: B86
- PHONE NOW TO ARRANGE YOUR VIEWING APPOINTMENT







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Tenure - Freehold

Council Tax Band - New Build

Floor Area - 1490.00 sq ft


4


2


1


B86

PROPERTY DESCRIPTION

Plot 75 THE MOR is newly constructed and most attractive, four bedroom (principal ensuite) detached family home situated within this popular residential development.
The spacious accommodation briefly comprises; entrance hallway, staircase to first floor level, w/c, living room with large, feature bay window providing the room with plenty of light. Kitchen/breakfast room offering a well equipped kitchen with access onto the private garden. Separate utility room.
The first floor comprises of four bedrooms (two doubles and two singles) and a family bathroom. The principal bedroom includes an ensuite shower room.
Outside of the property there is an enclosed, private garden, a detached single garage and driveway providing off road parking.
An internal viewing of this superb family home is sure to impress!

LOCATION

Perfectly positioned on the newly constructed Eventide development in Hayle, this superb new home enjoys a highly convenient setting on the edge of Hayle — one of Cornwall's most sought-after coastal towns. Renowned for its stunning golden beaches, scenic coastline, and relaxed lifestyle, Hayle offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools, and leisure facilities, together with easy access to the nearby harbour and miles of beautiful coastline. The town continues to grow in popularity thanks to its excellent balance of coastal living and modern convenience, with a range of new amenities and developments enhancing the area. Hayle also benefits from outstanding transport connections, making it an ideal location. The nearby A30 provides swift access across Cornwall and beyond, while Hayle railway station offers direct links to Truro, Plymouth, and London Paddington. Newquay Airport is also within convenient reach, providing regular domestic and international flights. Combining accessibility, lifestyle, and contemporary living, Eventide offers the ideal setting, perfectly suited to those seeking a stylish, well-connected property in one of Cornwall's most desirable coastal locations.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured via LIDAR)

Entrance door opening into...

ENTRANCE HALLWAY

Kardean vinyl flooring, vertical radiator, built in cupboard housing electric consumer unit, carpeted stairs rising to first floor level, door leading into kitchen and living room.
Door into...

W/C

Karndean, luxury vinyl tiled flooring, low level w/c, radiator, wash hand basin with monobloc tap, tiled splash back, ceiling mounted extractor fan.

LIVING ROOM

A spacious living room with fitted carpet, double glazed window to the front, radiator. Feature, full height double glazed, box bay window to the side aspect.

KITCHEN / BREAKFAST ROOM

Attractively fitted with a range of shaker style base and wall mounted kitchen units with contrasting, wood effect work surfacing over.
AEG induction hob, splash back and AEG contemporary style extractor fan above. One and a half bowl sink and drainer with mixer tap, double glazed window to the front.
Inset LED ceiling lighting, integrated dish washer, fridge / freezer, and eye level double oven.
Karndean vinyl tile flooring, radiator, space for dining table and chairs, double glazed French doors leading onto rear garden.
Door leading into...

UTILITY ROOM

Karndean vinyl flooring, space and plumbing for washing machine and tumble dryer, built in cupboard with work surfacing over. Inset LED ceiling lighting, double glazed door to the side and door leading into a useful understairs storage cupboard.

From the entrance hallway, a carpeted staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, built in cupboard housing hot water immersion tank. double glazed window to the side, radiator, loft hatch.
Door into...

BEDROOM 1

Fitted carpet, vertical radiator, large double glazed window to the front, door into...

ENSUITE SHOWER ROOM

Karndean vinyl flooring, low level w/c with push button flush, shower cubicle with sliding glass door, mains fed shower, tiled surround, pedestal wash hand basin with tiled splash back, obscured double glazed window to the front, heated towel rail, inset LED ceiling lighting, and ceiling mounted extractor fan.

BEDROOM 2

A dual aspect room with double glazed windows to the front and side, fitted carpet, radiator.

BEDROOM 3

Fitted carpet, radiator and double glazed window to the side.

BEDROOM 4

Fitted carpet, radiator, double glazed window to the side.

FAMILY BATHROOM

Panel enclosed bath with mixer tap, and mains fed shower over, glass







shower screen, tiled surround. Pedestal wash hand basin, monobloc tap, tiled splash back, low level w/c with push button flush, obscured double glazed window to the front. Karndean vinyl flooring, heated towel rail. Inset LED ceiling lighting.

OUTSIDE

A paved pathway leads to the front door with a planted garden area to either side.

GARDEN

Laid mainly to lawn and paving, enclosed by fencing and walling.
There is a paved patio area ideal for alfresco dining, with a paved pathway leading to a gated access onto the driveway.
Freestanding air source heat pump.
A further gravel pathway leads along the side of the property.

DRIVEWAY

A tarmac driveway located to the side of the garden provides off road parking and leads to...

GARAGE

Fitted with an up and over door.

SERVICES

Mains water, electricity, and drainage.
The property is heated via an air source heat pump located outside, at the rear of the property.

AGENTS NOTE

Buyer incentives.
Gilbert & Goode are offering a 5% DEPOSIT CONTRIBUTION or PART EXCHANGE for this specific property.
Phone our office now for further information and to arrange your viewing appointment.

DIRECTIONS

From our office in Hayle turn left and proceed out of town heading towards the A30. Take the first right at the mini roundabout by Lidl supermarket.
Continue along Guildford Road and turn right just after the railway viaduct onto Viaduct Hill. The entrance to Eventide will soon be seen on your right hand side. Plot 75 is located a short distance away on your right.
What3words: migrate.nature.lifeboats

MATERIAL INFORMATION









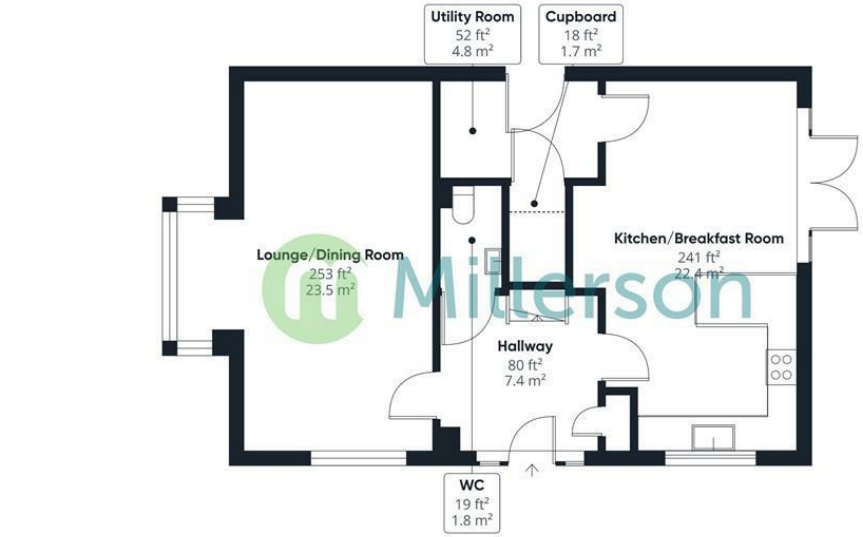
Campion Way, Hayle, TR27 5FZ

Council Tax band: TBC (not yet valued by HMRC)
Tenure: Freehold
Property type: Detached House
Property construction: Timber Frame construction
Energy Performance rating: B
Electricity supply: Mains Electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Air Source
Heating features: Refer to instructions within Home User Guide
Broadband: OFNL (Not BT) – speed up to 900mbps. Selection of suppliers available
Mobile coverage: Good/OK
Parking: Driveway and Garage
Building safety issues: Working construction site. Health & Safety information provided on completion
Restrictions - Listed Building: No
Restrictions - Conservation Area: N/a
Restrictions - Tree Preservation Orders: N/a
Public right of way: N/a
Long-term area flood risk: N/a
Historical flooding: N/a
Flood defences: N/a
Coastal erosion risk: No
Planning permission issues: Restrictions and permissions required for property alterations from the management company / developer.
Accessibility and adaptations: Refer to developer estate drawings
Covenants or Restrictions: Various – Refer to developer for information on covenants and restrictions
Estate/Service Charges: Estimated £185.76 per annum
Coal mining area: No
Non-coal mining area: Yes
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.









Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1490 ft²

138.3 m²

Reduced headroom

13 ft²

1.2 m²

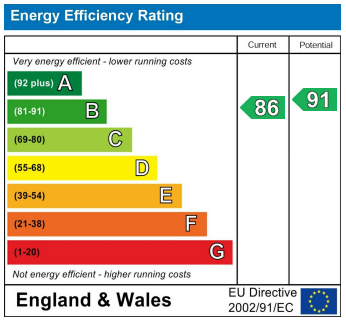
(1) Excluding balconies and terraces

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.

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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