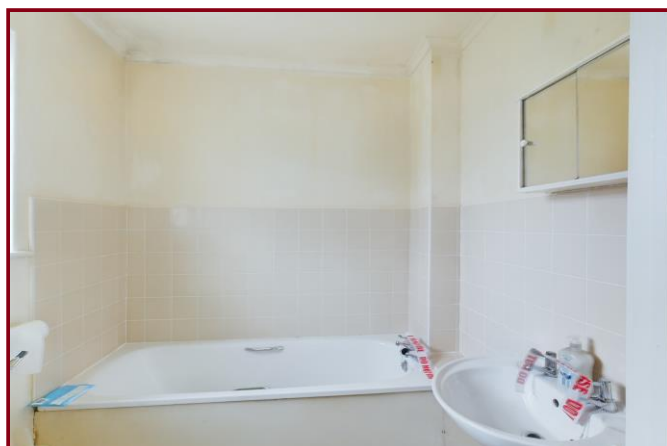




MAP estate agents
Putting your home on the map

**Gwinear,
Hayle**

Offers in Excess of £175,000
Freehold





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Freehold**

Property Introduction

This 1940's semi-detached house occupies a most generous plot with potential for extension to the rear, subject to the necessary planning permissions being sought and obtained.

The accommodation consists of a living room and kitchen on the ground floor with two double bedrooms and a family bathroom situated upstairs.

The front and rear gardens are most generous and there is unrestricted street parking in the cul-de sac.

The property is warmed via gas central heating and further benefits from uPVC double glazed windows.

Offered for sale with NO FORWARD CHAIN.

Location

The property is located in the village in a pleasant residential area which is on the local bus route. In the adjacent village of Carnhell Green, there is a Post Office and a village shop. It is located some three miles from Hayle, which is noted for it's three miles of golden sandy beaches. Camborne is within four miles and offers a wide range of shopping outlets and a mainline Railway Station.

ACCOMMODATION COMPRISES

uPVC double glazed panel door to:-

ENTRANCE VESTIBULE

Stairs rising to first floor. Telephone point. Doors off to:-

LIVING ROOM 15' 3" x 9' 4" (4.64m x 2.84m) maximum measurements

A dual aspect room with uPVC double glazed windows to front and rear elevations. Tiled fireplace housing gas fire. Television point.

KITCHEN 15' 3" x 7' 9" (4.64m x 2.36m) maximum measurements

A dual aspect room with uPVC double glazed windows to front and rear. Fitted with a maple effect range of wall and base cupboards with roll edge work surfaces over incorporating a stainless steel

single drainer sink unit. Space for gas cooker. Pantry cupboard. Understairs storage cupboard. uPVC double glazed panel door to rear garden.

FIRST FLOOR LANDING

Access hatch to loft storage space. Smoke alarm. Doors off to:-

BEDROOM ONE 15' 4" x 9' 4" (4.67m x 2.84m) plus recess

A dual aspect room with uPVC double glazed windows to front and rear elevations. Radiator.

BEDROOM TWO 10' 2" x 8' 9" (3.10m x 2.66m) maximum measurements

A dual aspect room with uPVC double glazed windows to front and rear elevations. Radiator.

BATHROOM

Fitted with a white suite comprising panelled bath, close coupled WC and a pedestal wash hand basin. Obscure double glazed window to rear elevation.

FRONT GARDEN

The front of the property is accessed via a shared pathway between No's 1 & 2. The front garden is generous and mainly laid to lawn enclosed by picket fencing and hedging. A pathway to the side of the property offers gated access to the:-

REAR GARDEN

A further large lawned garden incorporating a patio and at the end of the garden there is a gardeners WC. There is also a:-

BLOCK BUILT STORE 9' 0" x 5' 6" (2.74m x 1.68m)

Door and two windows to side.

AGENT'S NOTES

We have been advised that there is an estate fee of approximately £1 per week payable for the upkeep of the communal areas. The Council Tax band for the property is band 'A'.

DIRECTIONS

From Leedstown crossroads head towards Hayle, after 200 yards turn right in to Trenerth Road, follow the road to the next junction and turn right in to Reawla Lane. After 300 yards turn right in Wall Vean, where the property can be found on the left hand side. If using what three words zoos.restored.bloggig

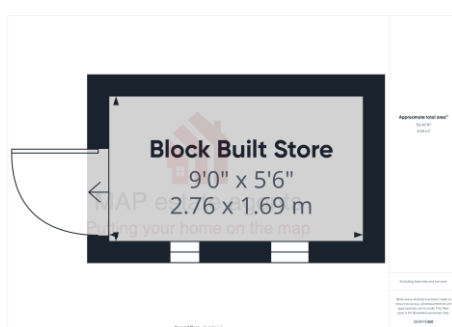
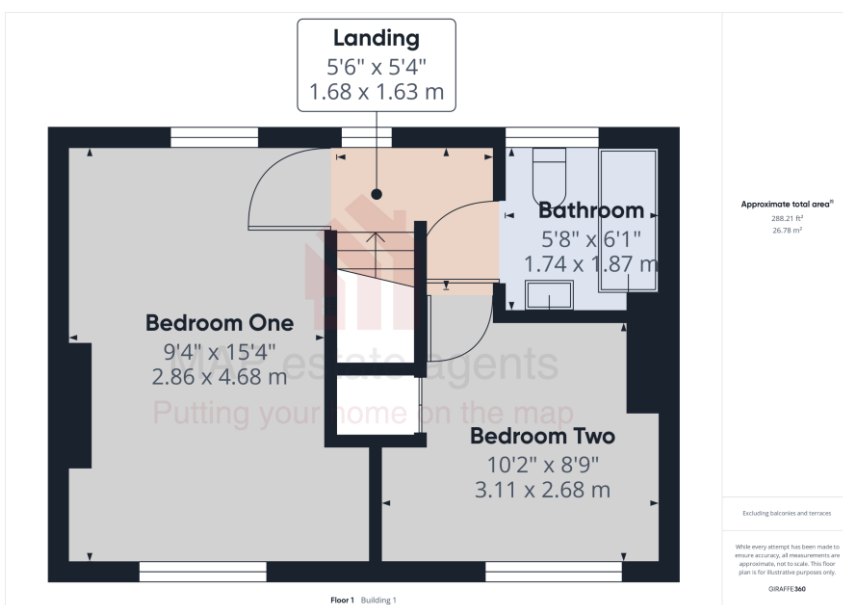
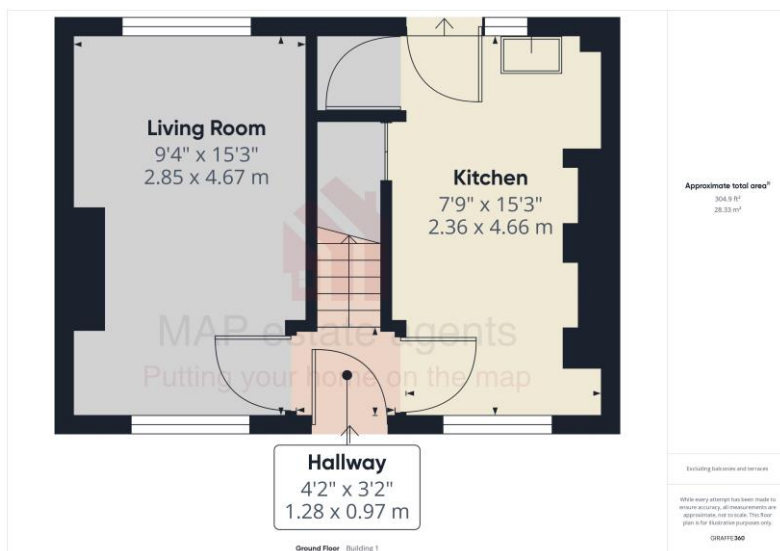


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached house
- Two double bedrooms
- Double glazing
- Gas central heating
- Generous gardens to front and rear
- Pleasant cul-de-sac location
- Offered for sale with no onward chain
- Village location



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

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