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**Reawla,
Hayle**

**£250,000
Freehold**





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Property Introduction

Offered for sale with no onward chain, this end of terrace family home is situated on a no-through road in the village of Reawla.

This well-proportioned home benefits from a spacious lounge/dining room, kitchen and a double glazed conservatory on the ground floor, whilst on the first floor, there are three bedrooms and a shower room.

The property is fully double glazed and there is a gas central heating system.

To the front of the property, there is a small lawned garden, whilst to the rear of the property, you will find an enclosed garden, garage and an additional parking space.

Some internal updating required.

Location

The property is located in the heart of the village in a pleasant residential area which is on the local bus route. It is located some three miles from Hayle, which is noted for its three miles of golden sandy beaches.

Camborne is within four miles and offers a wide range of shopping outlets and a mainline Railway Station. In the adjacent village of Carnhell Green, there is a Post Office and village shop.

ACCOMMODATION COMPRISES

Part double glazed door with double glazed side panel opening to:-

HALLWAY

Stairs rising to the first floor, radiator and door to:-

LOUNGE/DINER

LOUNGE AREA 14' 9" x 10' 11" (4.49m x 3.32m) maximum measurements

A spacious room with double glazed window to the front, radiator and built-in under stairs storage cupboard.

DINING AREA 9' 9" x 9' 0" (2.97m x 2.74m)

Space for dining room table, double glazed patio doors opening onto the conservatory, radiator and door to:-

KITCHEN 9' 8" x 8' 7" (2.94m x 2.61m)

Double glazed window to the rear. Range of wall and base units with worktop over, inset sink unit, matching wall units, space for cooker with extractor above, spaces for washing machine and fridge and radiator.

CONSERVATORY 8' 3" x 7' 9" (2.51m x 2.36m)

The conservatory is double glazed and overlooks the rear garden, featuring two radiators and door opening onto the garden. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Double glazed window, loft access and doors to bedrooms and shower room.

BEDROOM ONE 10' 5" x 10' 3" (3.17m x 3.12m) maximum measurements

Double glazed window to the rear, radiator.

BEDROOM TWO 10' 3" x 8' 5" (3.12m x 2.56m)

Double glazed window to the front, radiator.

BEDROOM THREE 7' 5" x 7' 0" (2.26m x 2.13m)

Double glazed window to the rear, radiator.

SHOWER ROOM

Double glazed obscured window. Tiled shower enclosure with electric shower unit, WC, pedestal wash hand basin, built-in cupboard housing the combination boiler, radiator.

OUTSIDE FRONT

To the front of the property, the garden has been laid to lawn and features a small tree.

REAR

The rear garden is enclosed and laid to gravel and paving slabs. It also features a raised flower bed bordering with established plants and small trees. A pedestrian gate leads to the parking area and garage.

GARAGE (not measured)

The garage is situated to the rear of the property and features an up-and-over door and there is also an additional parking space to the front.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

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 200 yards turn right in Henvor Gardens, follow the road to the top and bear to the left where the property can be found on the right hand side. If using What3words: film.gosh.shutters

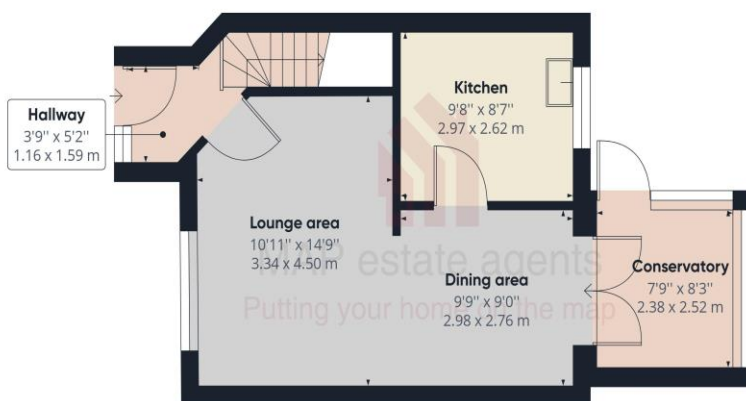


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- End of terrace family home
- Three bedrooms
- Spacious lounge/diner
- Gas central heating
- Double glazing
- Conservatory
- Front and rear gardens
- Garage and additional parking space
- Available chain-free
- Some updating required



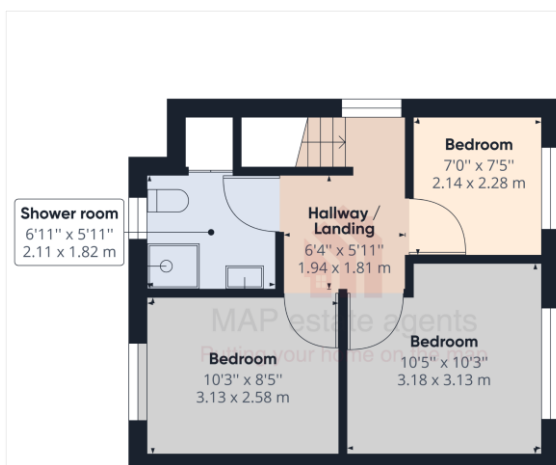
Approximate total area⁽¹⁾
472.41 ft²
43.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area⁽¹⁾
338.05 ft²
31.41 m²

(1) Excluding balconies and terraces

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Floor 1

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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