



13 Lemin Parc, Reawla, Gwinear,
Cornwall, TR27 5HJ









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GUIDE PRICE £239,500 FREEHOLD

A three bedroom end of terrace house located on the edge of the hamlet of Reawla with gardens to the front and rear and a garage nearby.

*** THREE BEDROOMS * LIVING / DINING ROOM * KITCHEN ***

*** GROUND FLOOR W.C * FIRST FLOOR BATHROOM * GARDENS FRONT AND REAR ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING * GARAGE NEARBY ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 84 SQUARE METRES ***

Situated in a lovely semi-rural hamlet of Reawla is this three bedroom end of terrace house. The ground floor comprises of a hallway, living/dining room, kitchen and w.c. On the first floor there are three bedrooms and a bathroom. There are gardens to both the front and rear of the property with a garage nearby. We would highly recommend an early appointment to avoid disappointment.

DOUBLE GLAZED DOOR TO:

ENTRANCE HALL: Double glazed window to the front, radiator, cloak hanging space, staircase rising.

LIVING / DINING ROOM: 20' 4" x 11' 9" (6.20m x 3.58m) Double glazed windows to the front and rear, electric fire with slate hearth and surround, painted wooden mantle over, serving hatch into kitchen.

KITCHEN: 10' 0" x 8' 10" (3.05m x 2.69m) Double glazed window to the rear, range of base and wall mounted units with work surface over, stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine.

REAR LOBBY: Double glazed window to the rear garden. Further door to:

CLOAKROOM: Low level w.c., obscured glazed window to the rear.

FIRST FLOOR LANDING: Access hatch to loft.

BEDROOM ONE: 10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to the front, radiator.

BEDROOM TWO: 10' 6" x 9' 1" (3.20m x 2.77m) Double glazed window to the rear, radiator.

BEDROOM THREE: 8' 0" x 7' 9" (2.44m x 2.36m) Double glazed window to the front, radiator, built in cupboard over the stairs.

BATHROOM: Low level w.c., pedestal wash hand basin, built in double shower cubicle with mains shower, heated towel rail, opaque double glazed window to the rear, built in cupboard housing gas central heating boiler.

OUTSIDE: To the front of the property the garden is laid to lawn with fence boundaries and central pathway. To the rear of the property there are steps down front the rear lobby to the garden which again is mainly laid to lawn with pathway to the side, storage area for bin and recycling, pedestrian gate onto rear lane.

GARAGE: Accessed to the end of the lane at the rear of the property.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that superfast fibre broadband (FTTC) should be available at the property. The property is constructed of block under a slate roof. We checked the phone signal with EE which was adequate.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an easterly direction to the double mini roundabouts turning right into Guildford Road. Proceed up the road turning left before you reach the viaduct onto Nanpusker Road. Continue through Gwinear taking turning right into Relistian Lane. At the T junction turn right onto Reawla Lane then the second left into Lemin Parc whereby the property can be found on your left hand side clearly indicated by a Marshall's for sale board.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.
