



4 Copper Meadows, Reawla,
Hayle, Cornwall, TR27 5FN



Marshall's
ESTATE AGENTS







4 COPPER MEADOWS, REAWLA, HAYLE, CORNWALL, TR27 5FN

GUIDE PRICE £295,000 FREEHOLD

*** THREE BEDROOMS * CUL-DE-SAC LOCATION * KITCHEN/DINER ***

*** LIVING ROOM * GARDENS TO FRONT AND REAR ***

*** PARKING FOR SEVERAL VEHICLES ***

*** EASY ACCESS TO HAYLE AND ALL ITS AMENITIES * VIEWING RECOMMENDED ***

*** EPC = B * COUNCIL TAX BAND = B * APPROXIMATELY 83 SQUARE METRES ***

A beautifully presented three bedroom semi detached family home in a cul-de-sac location, within easy reach of the surrounding towns and villages. It enjoys parking for several vehicles and has front and rear gardens. The main bedroom has an en suite bathroom and rural views are enjoyed from the first floor.

Door to:

HALLWAY: Staircase rising, door to:

LOUNGE: 16' 9" x 11' 6" (5.11m x 3.51m) Double glazed window to the front.

KITCHEN/DINER: 15' 0" x 9' 10" (4.57m x 3.00m) Well equipped with matching units, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dishwasher, patio doors to the rear, double glazed window to the rear, space for fridge/freezer, cooker and hob with stainless steel extractor over.

CLOAKROOM: With wash hand basin, low level WC, window to the side.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 10' 9" x 10' 0" (3.28m x 3.05m) Double glazed window.

EN SUITE: With shower cubicle, low level WC, wash hand basin.

BEDROOM TWO: 11' 4" x 8' 1" (3.45m x 2.46m) Double glazed window.

BEDROOM THREE: 7' 7" x 6' 9" (2.31m x 2.06m) Double glazed window.

BATHROOM: White suite comprising low level WC, wash hand basin, panelled bath.

OUTSIDE: To the front of the property is parking for several vehicles with small landscaped garden. To the rear, the garden is fully enclosed with mature plants and shrubs and a pleasant outlook.

SERVICES: Mains water, electricity.

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of block under a tiled roof. We checked the phone signal with EE which was good.

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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