



24 Relistian Park, Gwinear,
Reawla, Cornwall, TR27 5HF







24 RELISTIAN PARK, GWINEAR, REAWLA, CORNWALL, TR27 5HF

GUIDE PRICE £325,000 FREEHOLD

A three bedroom detached bungalow set in large gardens in need of updating throughout, offered to the market with no onward chain. For those looking to create their own space an early viewing is essential.

*** THREE BEDROOMS * LOUNGE * KITCHEN * SEPARATE DINING ROOM ***

*** WET ROOM * BATHROOM WITH SEPARATE WC * AMPLE PARKING ***

*** LARGER THAN AVERAGE GARDEN * WORKSHOP * SEVERAL SHEDS ***

*** NO ONWARD CHAIN * EPC = D * COUNCIL TAX BAND = D ***

This three bedroom detached bungalow is in need of updating throughout but offers spacious accommodation and benefits from a large garden to the side and rear. With ample parking and workshop, located in this popular village within easy reach of all major towns and the coast. The property has a large loft space which, subject to any necessary planning consents, could be used to create further accommodation. An individual bungalow at the head of this cul-du-sac, that does need to be viewed internally to fully appreciate the size and scope of accommodation.

Double glazed door to:

KITCHEN: 10' 11" x 9' 8" (3.33m x 2.95m) With double glazed window to the front, stainless steel double sink unit with mixer tap and drainer, a range of wall and base cupboards, airing cupboard housing the hot water cylinder.

INNER HALLWAY: With access to the loft and storage cupboard.

BATHROOM: With panelled bath, wash hand basin, opaque double glazed window to the front, complementary tiling.

SEPARATE WC: With opaque double glazed window to the front.

LOUNGE: 16' 9" x 10' 10" (5.11m x 3.30m) Double glazed window to the rear, double glazed door to the rear, wood burner on granite surround and hearth with built in shelving.

BEDROOM ONE: 11' 10" x 10' 10" (3.61m x 3.30m) Double glazed window to the rear, storage heater.

DINING ROOM: 10' 0" x 9' 8" (3.05m x 2.95m) Double glazed window to the front.

SECOND INNER HALLWAY: With access to the loft.

BEDROOM TWO: 12' 1" x 9' 11" (3.68m x 3.02m) Double glazed window to the rear, pleasant outlook over the garden, built in mirrored wardrobe range.

BEDROOM THREE: 12' 0" x 6' 9" (3.66m x 2.06m) Double glazed window to the front, storage heater, shelving.

WET ROOM: 6' 10" x 3' 5" (2.08m x 1.04m) With wall mounted shower unit, vanity sink, fully tiled walls and floor.

OUTSIDE: To the front of the property there is a driveway with parking for several vehicles leading to:

WORKSHOP: With wooden doors, double glazed door and window to the side, power and light.

The front garden is laid to lawn with fence and hedge border, outside tap. The side and rear gardens are of an above average size, laid to lawn, with a fruit orchard, vegetable patch, green house and various sheds, all with power and light. The gardens of this property do need to be viewed to be fully appreciated.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) might be available to the property. We tested the phone signal for EE and O2 which was good. The property is built of block under a tiled roof.

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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