

A photograph of a two-story terraced house with a light-colored pebbledash exterior and grey stone walls around the windows and doors. The house has a white front door and a red door on the ground floor to the right. A green wheelie bin is placed on the gravel path leading to the front door. A wooden fence runs along the right side of the property, and a wooden deck is visible in the foreground. The sky is clear blue.

57 Pen Tye, Reawla, Hayle,
Cornwall, TR27 5HL







57 PEN TYE, REAWLA, HAYLE, CORNWALL, TR27 5HL

GUIDE PRICE £240,000 FREEHOLD

*** THREE BEDROOM MID-TERRACED HOUSE ***

*** NICELY PRESENTED AND WELL MAINTAINED THROUGHOUT ***

*** SPACIOUS LIVING ROOM AND MODERN KITCHEN/DINER ***

*** FRONT AND REAR GARDENS FOR EASY MAINTENANCE ***

*** USEFUL PORCH AND OUTSIDE STORAGE SHED ***

*** UPDATED AND IMPROVED BY THE CURRENT OWNERS * COMMUNAL PARKING AREA ***

*** POPULAR VILLAGE LOCATION IN REAWLA * EARLY VIEWING HIGHLY RECOMMENDED ***

*** EPC = D * APPROXIMATELY 80 SQUARE METRES * COUNCIL TAX BAND = B ***

Located in the popular village of Reawla, this nicely presented three-bedroom mid-terraced house offers comfortable and well-maintained accommodation, perfect for families, first-time buyers, or investors. The ground floor comprises a good-sized living room, a modern kitchen/dining room, and a useful porch providing additional storage space. Upstairs, there are three bedrooms and a family bathroom. Externally, the property enjoys gardens to both the front and rear. The front garden is laid to gravel with a low fenced surround, while the rear garden is designed for ease of maintenance, laid mostly to gravel with a central pathway, a useful storage shed, and a high fence boundary with a pedestrian gate to the rear. A shared parking area is located close by (please note there are no allocated spaces). The current owners have thoughtfully updated and improved the property, creating a welcoming home that is ready to move into. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

DOOR TO:

ENTRANCE PORCH: Radiator, coat hanging space. Door to:

LIVING ROOM: 17' 1" x 15' 10" (5.21m x 4.83m) Built in tv surround with electric fire below and storage cupboards to either side, stairs rising with storage under, radiator, double glazed window to the front, thermostat. Door to:

KITCHEN / DINING ROOM: 15' 11" x 9' 5" (4.85m x 2.87m) Newly fitted kitchen to include a range of base and wall mounted units, built in fridge, freezer, oven and microwave, hob with extractor hood over, dish washer and washing machine, two double glazed windows and double glazed door to the rear, radiator.

FIRST FLOOR LANDING: Access to the loft, built in storage cupboard housing gas combination boiler, thermostat.

BEDROOM ONE: 14' 9" x 9' 5" (4.50m x 2.87m) Double glazed window to the front, radiator.

BEDROOM TWO: 11' 7" x 8' 7" maximum (3.53m x 2.62m) Double glazed window to the rear, radiator.

BEDROOM THREE: 7' 8" x 6' 0" (2.34m x 1.83m) Double glazed window to the front, radiator.

BATHROOM: 6' 11" x 5' 5" (2.11m x 1.65m) Panelled bath with mixer tap, hand held attachment and separate electric shower, low level w.c., wash hand basin with built in storage cupboard below, radiator, double glazed window to the rear, extractor fan.

OUTSIDE: To the front of the property the garden is laid mostly to gravel with a pathway leading to the front door and low fence surround. To the rear the garden is again laid mostly to gravel with a small patio area and central pathway, useful storage shed, high fence surround offering a good degree of privacy and a pedestrian gate to the rear. Communal parking area.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: We checked the phone signal with EE which was good. We understand from Openreach.com that

Superfast Fibre Broadband (FTTC) should be available to the property. The property is constructed of block under a concrete tiled roof.

DIRECTIONAL NOTE: Via What3Words: ///submerge.built.grumbles

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
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