



Copper Meadows, Gwinear, Hayle, Cornwall    **£219,950**







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**New Home**  
**For full EPC please contact the branch**

### Property Description

Nestled beside beautiful Cornish countryside Copper Meadows offers the best of both Worlds. An idyllic semi-rural setting with the convenience of living just outside of the bustling town of Hayle. This spacious home enjoys a rear garden which backs onto open countryside. Inside you will discover a home finished to an extremely high standard with every attention to detail of modern living catered for. The kitchen comes with integrated oven, hob and extractor as standard and with a luxury en suite to the master bedroom and various USB points this could be the perfect family home. Heated by the latest gas central heating system and fitted with energy efficient double glazing your home will work hard at keeping your utility bills down. For a limited time only are delighted to offer free mortgage arrangement fees and free solicitor fees. Please note that all sales particulars and images are for marketing and illustrative purposes only. Advertising

### Our View

A beautiful hamlet and a beautiful home, the home is available with Help to Buy so you could own this home with just a 5% deposit and the Governments backed Help to Buy scheme.

### Location

Copper Meadows is located on the edge of the semi rural Hamlet of Reawla, which is approximately 4 miles East of the main town of Hayle. It boasts a village shop, there is a school nearby and a public house.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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