

16 Relistian Park, Reawla, Hayle, Cornwall, TR27 5HF

















16 RELISTIAN PARK, REAWLA, HAYLE, CORNWALL, TR27 5HF

£330,000 FREEHOLD

*** DETACHED BUNGALOW * THREE BEDROOMS * LIVING ROOM ***

*** KITCHEN * SHOWER ROOM * GARAGE * SUN ROOM ***

*** GARDENS TO THE FRONT AND SIDE * DRIVEWAY PARKING ***

*** EPC = B * COUNCIL TAX BAND = C * APPROXIMATELY 68 SQUARE METRES ***

Offered to the market with no onward chain is this nicely presented three bedroom detached bungalow in the popular area of Reawla. The accommodation comprises an entrance hall, living room, kitchen, three bedrooms and a shower room. Externally there are good size gardens to the front, side and rear along with a garage to the side with an attached sun room. We would highly recommend an early appointment to view.

DOOR TO:

HALLWAY: Airing cupboard, radiator.

LIVING ROOM: 14' 0" x 11' 11" (4.27m x 3.63m) Double glazed window to the front, radiator, wood burner set on tiled hearth and surround.

KITCHEN: 11' 10" x 11' 0" maximum (3.61m x 3.35m) Range of base and wall mounted units, single bowl stainless steel sink unit with mixer tap and drainer, space and point for electric cooker, wall mounted boiler, space and plumbing for washing machine, built in narrow storage cupboard, double glazed window to the side overlooking rear garden, door to the side.

BEDROOM ONE: 9' 11" x 9' 3" up to range of built in wardrobes(3.02m x 2.82m) Double glazed window to the front, radiator, built in wardrobes.

BEDROOM TWO: 9' 9" x 8' 7" (2.97m x 2.62m) Double glazed window to the rear, radiator.

BEDROOM THREE: 7' 10" x 6' 5" (2.39m x 1.96m) Double glazed window to the side, radiator.

SHOWER ROOM: 7' 9" x 5' 5" (2.36m x 1.65m) Corner shower cubicle, heated towel rail, low level w.c., wash hand basin, two double glazed windows to the rear.

OUTSIDE: To the front of the property there is driveway parking leading to the garage, along with a garden area laid to lawn with mature plants and shrubs. To one side there is a further area laid to lawn and an area laid to vegetable plots. To the rear of the property the garden is a very good size with pleasant outlook to the rear, useful storage shed and mature trees, plants and shrubs. Access to:

GARAGE: 18' 0" x 10' 8" (5.49m x 3.25m) With power and light, metal up and over door, courtesy door to the side.

SUN ROOM: 9' 11" x 7' 8" (3.02m x 2.34m) With glazed windows to three sides, double doors to the rear with open views.

SERVICES: Mains water, electricity and drainage. Septic tank drainage. Solar panels owned by the present vendors.

AGENTS NOTE: The property is constructed of block under a concrete tiled roof.
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.

DIRECTIONAL NOTE: Via What3Words: ///plump.decency.cobbles

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.