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**Reawla Lane,
Reawla, Hayle**

**£200,000
Freehold**





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Property Introduction

This most spacious terraced home offers well proportioned accommodation which lends itself well to family living and is being offered for sale chain-free.

On the ground floor, the accommodation comprises of a generous lounge interlinking to the dining room by folding doors, a kitchen and a cloakroom. On the first floor, one will find three bedrooms and a family bathroom.

There are gardens to both the front and rear as well as a resident's parking area to the rear of the property. The property is double glazed and has gas central heating.

Location

The property is located in the heart of the hamlet of Reawla in a popular residential area which is on the local bus route.

It is located some three miles from Hayle which is noted for its three miles of golden sandy beaches.

Camborne will be found within four miles and offers a wide range of shopping outlets and a mainline Railway Station with direct links to London Paddington and the north of England.

In the adjacent village of Carnhell Green, there is a Post Office and a village shop.

ACCOMMODATION COMPRISES

Double glazed panel door with side panel opening to:-

ENTRANCE HALL

Stairs rising to first floor with understairs storage cupboard. Further shelved cupboard and radiator. Doors off to:-

LOUNGE 13' 2" x 12' 7" (4.01m x 3.83m) maximum measurements

Double glazed window to the front and radiator. Bi-fold glazed doors opening to:-

DINING ROOM 10' 4" x 10' 3" (3.15m x 3.12m)

Double glazed window to the rear. Radiator. Doors to:-

KITCHEN 8' 11" x 8' 9" (2.72m x 2.66m)

Double glazed window to the rear. Fitted with a light wood effect range of wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. Space for cooker, space for washing machine, fridge and freezer. Extractor fan.

REAR LOBBY

Doors to rear garden and door to:-

CLOAKROOM

Obscure glass double glazed window to the rear. Fitted with a low level WC and wall-mounted wash hand basin.

From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft. Smoke alarm and radiator. Doors off to:-

BEDROOM ONE 12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window to the rear. Built-in cupboard housing gas combination boiler. Radiator.

BEDROOM TWO 13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed window to the front. Radiator.

BEDROOM THREE 10' 5" x 6' 9" (3.17m x 2.06m)

Double glazed window to the front. Bulkhead storage cupboard and built-in single wardrobe. Radiator.

BATHROOM

Obscure glass double glazed window to the rear. Fitted with a white suite comprising of a panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Radiator.

OUTSIDE

To the front of the property, there is a gravelled courtyard style garden. The rear garden has a paved area and lawn and incorporates a garden store with an external water supply.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'.

There is a stipulation within the title that the property cannot be used for holiday letting and the property also cannot be used to run a business from.

Please be advised that there is an estate charge of £115.92 per annum.

DIRECTIONS

From Leedstown crossroads, head towards Hayle and after 200 yards, turn right in to Trenerth Road. Follow the road to the next junction and turn right into Reawla Lane. The property will be identified after a short distance on the right-hand side. If using What3words: rips.belt.scribble

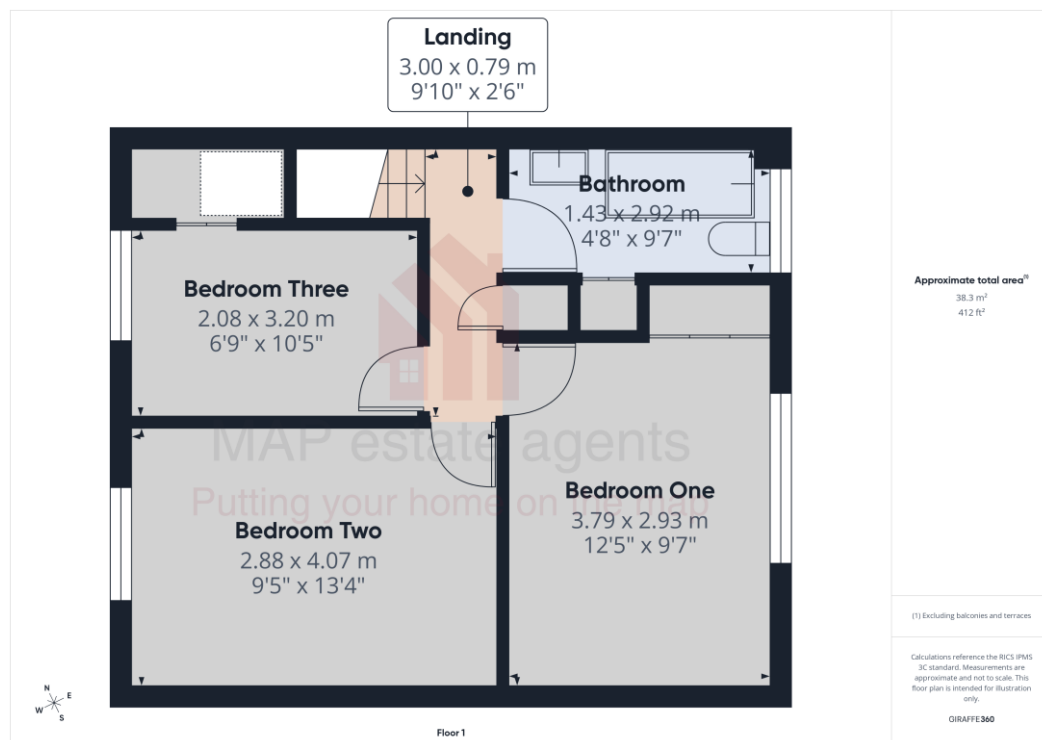
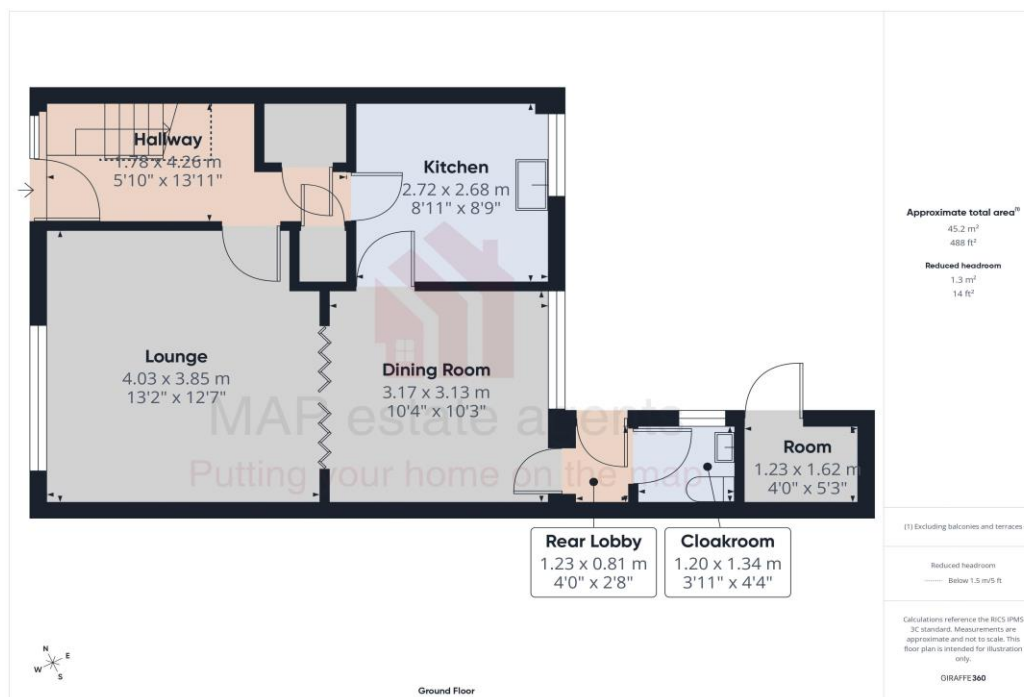


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Spacious family home
- Gardens to front and rear
- Two reception rooms
- Three bedrooms
- Double glazing
- Gas central heating
- Ground floor cloakroom
- Countryside views to the front, chain-free sale



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