



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







**1 RELISTIAN PARK, REAWLA, HAYLE, CORNWALL, TR27 5HF**

**£430,000**

**\* THREE / FOUR BEDROOMS \* DETACHED BUNGALOW \***

**\* KITCHEN \* FAMILY BATHROOM \* GENEROUS SIZE SUN ROOM \***

**\* GARDENS TO THE FRONT, SIDE AND REAR \***

**\* GRAVELLED PARKING AREA \* COUNCIL TAX BAND = C \***

**\* EPC = D \* APPROXIMATELY 88 SQUARE METRES \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

Presented in good condition throughout is this versatile 3/4 bedroom detached bungalow which occupies a generous plot in a popular residential area. The accommodation features a good size sun room, a living room or occasional fourth bedroom, kitchen, three further bedrooms, a family bathroom and a rear porch. Outside, the property boasts appealing gardens to three sides and ample gravelled parking for multiple vehicles. Two outbuildings offer superb potential for a workshop, storage, or additional accommodation (subject to planning permission). Early viewing is highly recommended to avoid disappointment.

**DOUBLE GLAZED DOOR TO:**

**SUN ROOM:** 18' 2" x 11' 7" (5.54m x 3.53m) With polycarbonate roof, double glazed windows to three sides, double glazed door to the rear, two radiators, door to living room/fourth bedroom. Opening to:

**KITCHEN:** 9' 9" x 9' 0" (2.97m x 2.74m) Range of base and wall mounted units, electric oven with gas hob and extractor hood over, stainless steel single bowl sink unit with mixer tap and drainer, double glazed door and windows to the front, cupboard housing combination boiler, two further built in cupboards, door to hall.

**LIVING ROOM / FOURTH BEDROOM:** 12' 10" x 9' 5" (3.91m x 2.87m) Two built in storage cupboards, double glazed window to the rear, radiator.

**HALL:** Two built in storage cupboards, radiator, access to the loft.

**BEDROOM ONE:** 12' 3" x 10' 10" (3.73m x 3.30m) Double glazed window to the rear, radiator, built in wardrobes.

**BEDROOM TWO:** 9' 11" x 9' 10" (3.02m x 3.00m) Double glazed window to the front, radiator.

**BEDROOM THREE:** 10' 7" x 6' 10" (3.23m x 2.08m) Double glazed window to the side, radiator.

**BATHROOM:** 7' 8" x 5' 7" (2.34m x 1.70m) Panelled bath with mixer tap and shower attachment, separate electric shower over, wash hand basin with storage under, low level w.c., two double glazed windows to the front, radiator, illuminated mirror unit.

**REAR PORCH:** 6' 11" x 2' 10" (2.11m x 0.86m) Door to the rear, double glazed windows to the side.

**OUTSIDE:** The property is accessed over a gravelled driveway with parking for multiple vehicles. To the front there is a decked and patio area, ideal for alfresco dining with adjoining barbeque area. There is access to the greenhouse, studio and the workshop. To the side of the property there is a further gravelled area with gated access to the rear garden laid mostly to lawn with fence and hedge boundaries.

**GREENHOUSE / LAUNDRY ROOM:** 12' 5" x 8' 0" (3.78m x 2.44m) With sliding doors and power.

**STUDIO:** 12' 0" x 8' 9" (3.66m x 2.67m) With double doors, double glazed windows to the side and rear. Door to:

**STORE ROOM:** 8' 9" x 3' 4" (2.67m x 1.02m)

**WORKSHOP:** 16' 8" x 7' 9" (5.08m x 2.36m) Double glazed windows to both sides, built in base units to one side.

**SERVICES:** Mains water, gas, electricity and drainage.

**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 (FTTP) should be available to the property.

**DIRECTIONAL NOTE:** Via What3Words: ///tram.curvy.goodbye

**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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