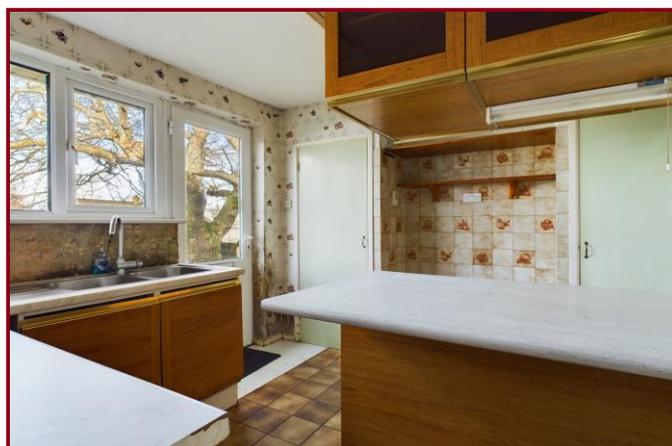




**MAP estate agents**  
Putting your home on the map

**Reawla, Gwinear,  
Hayle**

**Guide Price £295,000**  
**Freehold**





**Reawla,  
Gwinear, Hayle**

**Guide Price £295,000  
Freehold**

## **Property Introduction**

Ripe for refreshment, this individual bungalow occupies a most generous plot and is offered to the market chain-free. Internally one will find a kitchen, four bedrooms, bathroom and wet room.

The loft area expands across the whole bungalow and offers scope for further development subject to the necessary planning permissions being sought and obtained.

The extensive gardens offer a fruit orchard, vegetable patch and various sheds, all with light and power connected.

To the front of the property there is a workshop and garage.

## **Location**

The rural village of Reawla is some three miles from Hayle, which is noted for its three miles of golden sandy beaches and Camborne is within four miles and offers comprehensive shopping outlets, both local and national, banks and a main line Railway Station.

Access to the A30 is less than three miles distant. In the adjacent village of Carnhell Green there is a Post Office and a village shop. The closest Primary School is at Gwinear.

### **ACCOMODATION COMPRISES**

Double glazed door to:-

#### **KITCHEN 9' 7" x 9' 1" (2.92m x 2.77m)**

With double glazed window to the front, stainless steel double sink unit with mixer tap and drainer, a range of wall and base cupboards, airing cupboard housing the hot water cylinder.

#### **INNER HALLWAY**

With access to the loft and storage cupboard.

#### **BATHROOM**

With panelled bath, wash hand basin, opaque double glazed window to the front, complementary tiling.

## SEPARATE WC

With opaque double glazed window to the front.

## LOUNGE 16' 7" x 10' 11" (5.05m x 3.32m)

Double glazed window to the rear, double glazed door to the rear, wood burner on granite surround and hearth with built in shelving.

## BEDROOM ONE 11' 9" x 10' 10" (3.58m x 3.30m)

Double glazed window to the rear, storage heater.

## BEDROOM TWO 10' 0" x 9' 8" (3.05m x 2.94m)

Double glazed window to the front.

## SECOND INNER HALLWAY

With access to the loft.

## BEDROOM THREE 9' 9" x 9' 6" (2.97m x 2.89m)

Double glazed window to the rear, pleasant outlook over the garden, built in mirrored wardrobe range.

## BEDROOM FOUR 12' 0" x 6' 9" (3.65m x 2.06m)

Double glazed window to the front, storage heater, shelving.

## WET ROOM

With wall mounted shower unit, vanity sink, fully tiled walls and floor.

## OUTSIDE

To the front of the property there is a driveway with parking for several vehicles leading to:

## GARAGE 19' 4" x 9' 1" (5.89m x 2.77m)

With wooden doors and window. Power and light, door to:-

## WORKSHOP 17' 11" x 5' 4" (5.46m x 1.62m)

Double glazed door and window to the side

## GARDENS

The front garden is laid to lawn with fence and hedge border, outside tap. The side and rear gardens are of generous size, laid to lawn with a fruit orchard, vegetable patch, greenhouse and various sheds, all with power and light. The gardens of this property do need to be viewed to be fully appreciated.

## AGENT' NOTE

The Council Tax band is band 'D'.

## SERVICES

Mains electricity, drainage and water

## DIRECTIONS

From the A30 west bound take the Camborne West exit and turn left, take the second exit off the roundabout towards Connor Downs and on entering the village of Connor Downs, turn left towards Gwinear Road (also signed for Trevaskis Farm Shop), continue along this road and at the first junction turn right, on entering the village of Reawla. On entering the village turn right into Relistian Park and the property is at the head of the cul de sac.

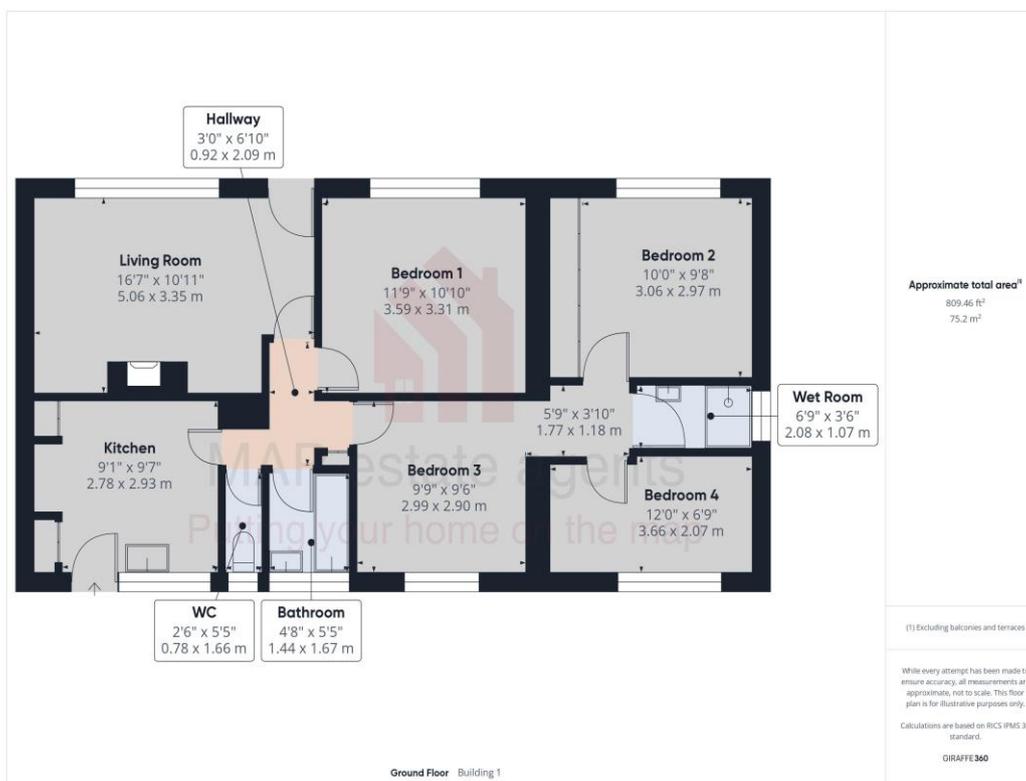


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	81
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached bungalow
- Garage and workshop
- Off-road parking
- Large plot
- Four bedrooms
- Double glazing
- Refreshment required
- Large loft with development potential
- No chain sale
- Bathroom and wet room



[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.