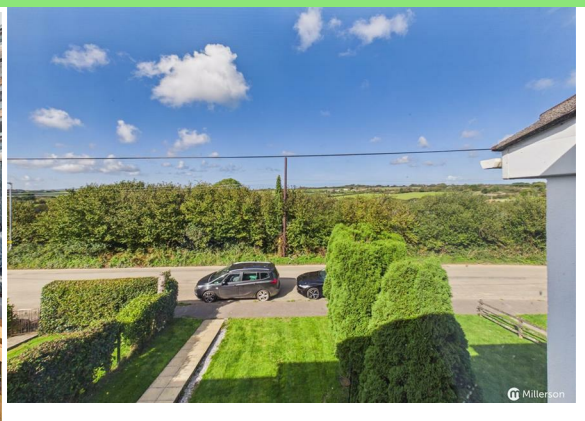


Lemin Parc
Gwinear
Hayle
TR27 5HJ

Offers In Excess Of £300,000

- AN EXTREMELY WELL PRESENTED THREE BEDROOM FAMILY HOME
- FRONT AND REAR GARDEN
- DISTANT RURAL VIEWS
- SPACIOUS LIVING ACCOMMODATION
- MODERN BATHROOM SUITE
- GARAGE
- UTILITY ROOM
- INTERNAL VIEWING IS SURE TO IMPRESS
- EPC: C71
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 895.00 sq ft



3



1



1



C71

PROPERTY DESCRIPTION

An extremely well presented, three bedroom mid terraced family home offering deceptively spacious living accommodation, centrally located within the popular village of Reawla.
The gas heated and double glazed accommodation briefly comprises; open plan lounge/ diner with access onto the rear garden, a well equipped kitchen, separate utility and separate w/c.
The first floor comprises three bedrooms with the front facing bedrooms enjoying distant rural views and a family bathroom.
Outside to the front of the property there is a lawned garden, whilst the rear garden has been laid to paving and enjoys a sunny aspect.
Additional benefits include a single garage and allocated parking.
An internal viewing of this delightful family home is sure to impress!

LOCATION

Reawla is a small village in a peaceful rural setting, offering a great balance between countryside living and everyday convenience. Popular with first-time buyers and young families, the village enjoys a friendly community feel while being just a short drive from the nearby towns of Hayle, Camborne and Helston.
These towns provide a wide range of shops, supermarkets, schools, healthcare services and leisure facilities, making it easy to access everything needed for day-to-day life. One of Reawla's biggest attractions is its location. Residents can enjoy the tranquillity of the surrounding countryside while remaining close to some of Cornwall's most beautiful beaches and coastal walks. The area is well placed for exploring the wider county, with good road links and plenty of opportunities to enjoy the outdoors. For those looking to enjoy a quieter lifestyle without sacrificing convenience, Reawla offers an ideal place to call home.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

ENTRANCE PORCH

Tiled flooring, space for coats and shoes. Door into...

OPEN PLAN KITCHEN

Attractively fitted with a range of base and wall mounted shaker style units with granite effect work surfacing over. AEG Four ring gas hob, splash back and AEG stainless steel extractor above. Stainless steel one and a half bowl sink and drainer with mixer tap, double glazed window to the rear.
Integrated eye level Neff double oven, radiator, useful understairs storage cupboard, space for a freestanding American style fridge freezer, and tumble drier.
Door leading into...

UTILITY ROOM

Tiled flooring, radiator, space and plumbing for a washing machine and dish washer. Double glazed window to the rear, fitted shelving, door leading onto the rear garden, door into...

W/C

Low level w/c, tiled flooring, radiator, double glazed window to the rear,

Door into...

OPEN PLAN LOUNGE/DINER

A spacious open plan living room with wood flooring, double glazed window to the front aspect, radiator, wood burning stove, slate hearth, and wooden mantle over. Double glazed French doors leading onto the rear garden.

From the kitchen, carpeted stairs leading up to...

FIRST FLOOR LANDING

Fitted carpet, loft access, doors leading into bedrooms and bathroom. Door into...

BEDROOM 1

Fitted carpet, double glazed window to the front, radiator.

BEDROOM 2

Fitted carpet, radiator, double glazed window to the rear.

BEDROOM 3

Fitted carpet, radiator, built in sleeping platform, double glazed window to the front.

BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with newly fitted Mira electric shower over, tiled surround, inset ceiling spot light. Obscured double glazed window to the rear,
Low level w/c, pedestal wash hand basin with monobloc tap and tiled splash back. Heated towel rail, built in cupboard.

OUTSIDE

The property is accessed via paved pathway leading to the front door with a lawned garden either side, enclosed by hedging and fencing.

REAR GARDEN

The rear garden has been designed for low maintenance in mind. Laid to paving, enjoying a sunny aspect with ample space for a table and chairs and sun loungers. Gated access to the rear leading onto a rear access lane and into...

GARAGE

Fitted with an up and over door, power and light connected. The property benefits from an allocated parking space for one car plus the addition of on road parking to the front of the property.

DIRECTIONS

From our office, continue east out of Hayle, passing Lidl on your left-hand side. At the roundabout, take the second exit, signposted for Connor Downs, and continue through the village. As you leave Connor Downs, take the right-hand turning signposted to Carnhell Green. Follow this road for approximately 2 miles, crossing over the railway line before entering Carnhell Green. At the junction, turn right and continue along this road for approximately 3 miles. Upon entering the village of Reawla, proceed past the ceramics gallery and studio on your right hand side and continue along Reawla Lane, the property will soon be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: C
The building
Mid-terrace house, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water







Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Allocated and On Street
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL69249):
- A covenant in the 2 August 1976 conveyance that the sub-purchasers will not do anything on the roadway hatched green on the plan which would interfere with or restrict the reserved right of way (i.e. you must not obstruct or otherwise restrict that roadway).
- Mines and minerals are excluded from this registered title (the owner does not hold the mineral rights). Another party has the legal right to search for, win and work minerals (including by underground workings) beneath the land, with powers that may include diverting or using watercourses as part of working operations; the earlier conveyance sets out the compensation and occupation provisions that apply.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

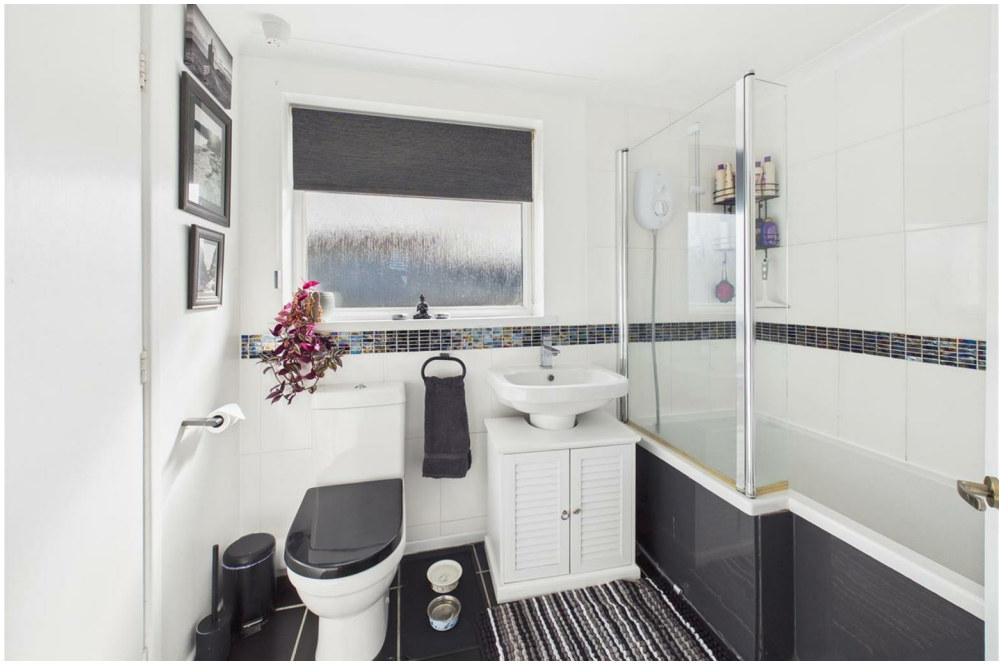
SERVICES

Mains electricity, water and drainage.
The property is heated via a gas boiler and wood burner.









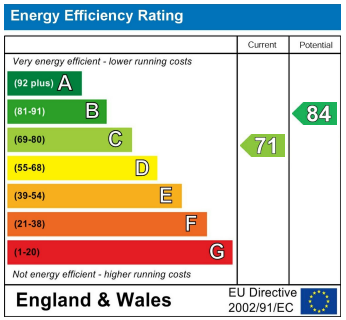
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Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

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