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**Reawla Lane,  
Reawla, Hayle**

**£190,000  
Freehold**





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## Property Introduction

This two bedroom mid-terrace traditional cottage is ripe for refurbishment.

The accommodation comprises of a living room, kitchen, utility and shower room on the ground floor with the two bedrooms situated upstairs.

To the rear of the property, there is a courtyard and steps leading up to the lawned garden which is most generous and incorporates a workshop.

To the front of the property, there is a paved area which offers potential for off-road parking.

Offered for sale with NO ONWARD CHAIN.

## Location

The property is located in the heart of the hamlet of Reawla in a desirable 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 is within four miles and offers a wide range of shopping outlets and a mainline Railway Station. In the adjacent village of Carnhell Green, there is a Post Office and village shop.

## ACCOMMODATION COMPRISSES

Glazed panel front door to:-

## ENTRANCE HALL

Windows to the sides and polycarbonate roof. Double glazed panel door to:-

## LIVING ROOM 11' 10" x 11' 6" (3.60m x 3.50m) maximum measurements

Double glazed window to front. Fireplace with tiled hearth and surround housing living flame gas fire, night storage heater and beamed ceiling. Door to:-

## **BREAKFAST ROOM 9' 4" x 7' 7" (2.84m x 2.31m)**

### **maximum measurements**

Fitted with a range of wooden base units having adjoining roll top edge working surfaces over, pantry cupboard, night storage heater and stairs rising to first floor. Door to:-

## **KITCHEN 8' 2" x 7' 1" (2.49m x 2.16m) maximum measurements**

Double glazed window to the rear. Stainless steel single drainer sink unit with base cupboards below, space for cooker and glazed panel door to the rear. Door to:-



## **SHOWER ROOM**

Obscure double glaze window to the rear. Fitted with a walk-in shower cubicle with glazed screen, wall-mounted wash hand basin and WC and heated towel rail. From kitchen, stairs rising to:-

## **FIRST FLOOR LANDING**

Doors off to:-

## **BEDROOM ONE 12' 1" x 11' 9" (3.68m x 3.58m)**

Double glazed window to the front. Range of built-in wardrobes and night storage heater.

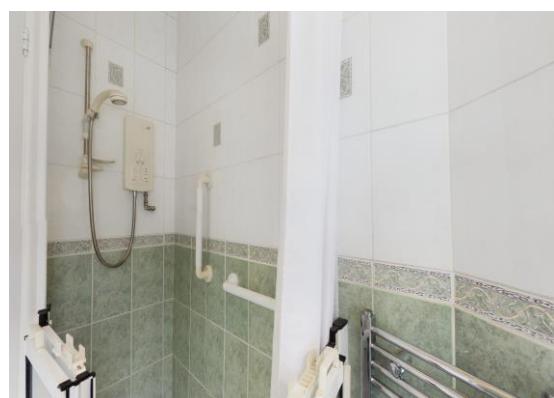


## **BEDROOM TWO 8' 3" x 7' 8" (2.51m x 2.34m)**

Double glazed window to the rear. Built-in wardrobe and electric wall heater.

## **OUTSIDE**

To the front of the property, there is a courtyard which offers potential for off-road parking. To the rear, there is a pedestrian right-of-way for neighbouring properties leading to a courtyard area and steps leading to a generous lawned rear garden. Here one will find an opening to a further extensive lawned garden and a useful:-



## **WORKSHOP 15' 9" x 9' 3" (4.80m x 2.82m)**

Two windows to side and pedestrian door.

## **SERVICES**

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

## **AGENT'S NOTES**

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

We are aware that the front entrance porch and rear extension, containing the kitchen and bathroom of the property, are of single-skin concrete block/brick construction. The single skin affects approximately 30% of the gross external footprint of the building. We are also aware that the roof over the rear extension is non-conventional, being formed by a corrugated sheet roof which appears to be of fibre-cement sheet material. If you are considering a mortgage for the property, we would advise that you consult with your lender to ascertain if this would be acceptable to them.



## **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 approximately 150 yards on the right-hand side. If using What3words: charm.edits.cello

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		91   B
81-91	B		
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Traditional cottage
- Two bedrooms
- Ripe for refurbishment
- Double glazed
- Large rear garden
- Utility room
- Chain-free sale
- Potential for off-road parking
- Workshop
- Ground floor shower room



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)

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