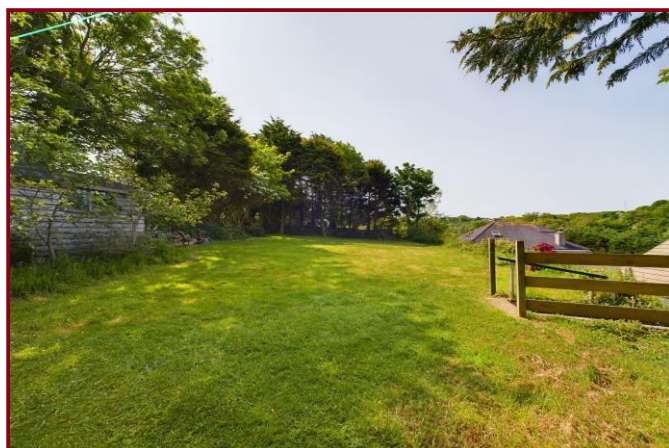




MAP estate agents
Putting your home on the map

**Lower North Country,
Redruth**

**£369,950
Freehold**





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Property Introduction

Conveniently located for access to the A30, north coast and Redruth, Treville is an individually sited detached bungalow being offered for sale chain free. Occupying a generous plot, there are three double size bedrooms, the lounge enjoys a pleasant rural outlook and in addition to the kitchen there is a dining room/second sitting room. The bathroom has been refurbished, there is an oil fired central heating system and uPVC double glazed windows have been installed. There is the potential, subject to the usual consents, of creating additional living accommodation within the roof space and 'Velux' windows have already been installed to facilitate this. The gardens are a major feature, in addition to formal mainly lawned gardens to front and rear, steps lead to a further mainly lawned and enclosed garden which borders farmland and is ideal for children, growing of vegetables etc., Treville is presented in to a high standard throughout and is being offered for sale for the first time since being built in the early 1960's. Viewing our interactive virtual tour is strongly advised prior to arranging a closer inspection to fully appreciate this property.

Location

Situated within a mile of the A30 and one and a half miles from Redruth town, the harbour and sandy beach at Portreath is within three miles. The ancient mining town of Redruth has both national and local shopping outlets, there is a mainline Railway Station with direct routes to London and the north of the country. The town is also home to Kresen Kernow which houses the world's largest collection of Cornish history and is a mecca for those researching their family's past. Truro, the cultural and commercial centre for Cornwall will be found within eleven miles and Falmouth which is Cornwall's university town on the south coast is thirteen miles distant.

ACCOMMODATION COMPRISES

Recessed storm porch with part glazed door opening to:-

HALLWAY

L-shaped with a recessed two door storage cupboard and radiator. Access to loft space which is part boarded and has two 'Velux' roof lights. Doors off to:-

LOUNGE 13' 11" x 12' 9" (4.24m x 3.88m) maximum measurements

uPVC double glazed window to the front enjoying a rural outlook. Open fireplace with marble hearth and radiator.

KITCHEN/DINER 12' 4" x 8' 9" (3.76m x 2.66m)

uPVC double glazed window to the rear. Refitted with a range of white eye level and base units having adjoining working surfaces and incorporating an inset one and a half bowl sink unit with mixer tap. 'Sandyford' Aga-style oil fired cooker with back boiler for domestic hot water and central heating, built-in 'Bosch' stainless steel oven with ceramic hob and hood over. Extensive ceramic tiled splash backs, ceramic tiled floor and stable door to utility porch. Door to:-



DINING ROOM/SECOND SITTING ROOM 11' 11" x 11' 10" (3.63m x 3.60m) maximum measurements

Enjoying a dual aspect with uPVC double glazed French doors to the side and with a uPVC double glazed window to the rear. Tiled fire surround, hearth and radiator.

REAR UTILITY PORCH 7' 9" x 5' 2" (2.36m x 1.57m)

uPVC double glazed on three sides with half height walling and with a single glazed door to the rear garden. Working surface with space under for an automatic washing machine and tumble dryer. Further working surface with storage space, ceramic tiled floor. Returning to hallway, door off to:-



BEDROOM ONE 12' 0" x 10' 11" (3.65m x 3.32m)

uPVC double glazed window to the front enjoying a rural outlook and with a recessed two door wardrobe. Radiator.

BEDROOM TWO 9' 9" x 8' 11" (2.97m x 2.72m)

uPVC double glazed window to the front enjoying a rural outlook and with a recessed two door wardrobe. Radiator.



BEDROOM THREE 11' 10" x 9' 11" (3.60m x 3.02m) less door recess

uPVC double glazed window to the rear. Recessed two door wardrobe and radiator.

BATHROOM

uPVC double glazed window to the rear. Recently remodelled with a close coupled WC, pedestal wash hand basin with mixer tap and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, ceramic tiled floor and towel radiator. Airing cupboard containing copper cylinder with immersion heater and inset spotlighting.



OUTSIDE FRONT

The property is set back from the road by a lawn with mature hedging screening the property, driveway parking to the side leads to the detached garage and the front garden is largely lawned with mature hedging and shrubbery and features an ornamental pond. Pedestrian access leads to either side of the bungalow.

REAR GARDEN

The rear garden again is enclosed by mature hedging. There is an external water supply and steps lead up to a further garden which is extensive in size, largely level and borders farmland to the rear. There is a timber storage shed, 6' x 6' aluminium greenhouse and this area is ideal for younger children or those looking to grow their own vegetables.

DETACHED GARAGE 18' 1" x 8' 11" (5.51m x 2.72m)

Two doors to the front and having power and light connected.

AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'C'.

DIRECTIONS

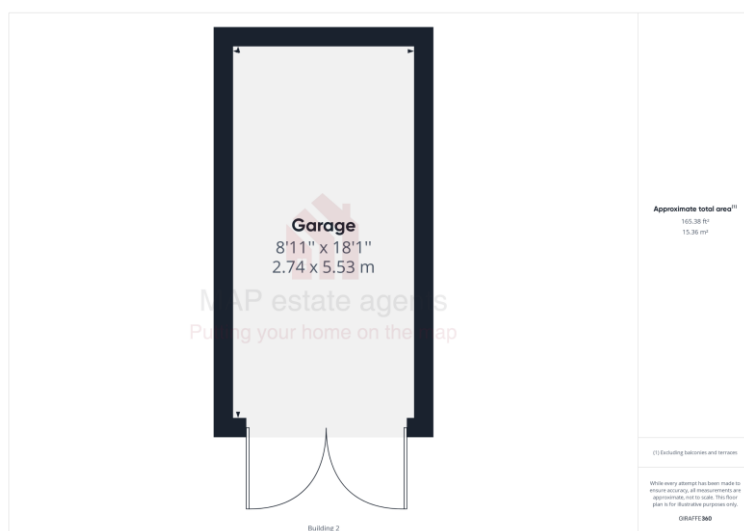
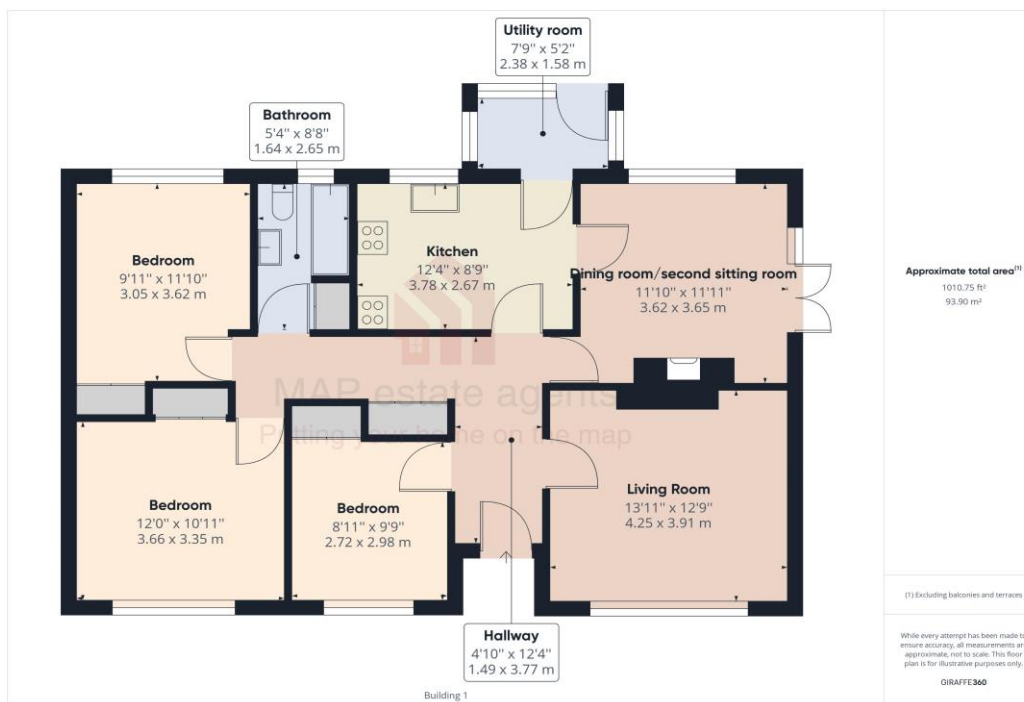
From Avers roundabout take the A3047 heading towards Portreath and at a mini-roundabout take the second exit again signposted Portreath and at a give way junction turn right, continue along this road and the property will be identified on the right hand side by our For Sale board. If using What3words:- perch.expiring.nicknames

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



MAP's top reasons to view this home

- Individually sited detached bungalow
- Three double size bedrooms
- Lounge with rural outlook
- Fitted kitchen/dining room
- Second lounge/dining room
- Refitted bathroom
- Oil fired central heating
- uPVC double glazed windows
- Large gardens, garage and parking
- Chain free sale



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01326 702400 (Helston & Lizard Peninsula)

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