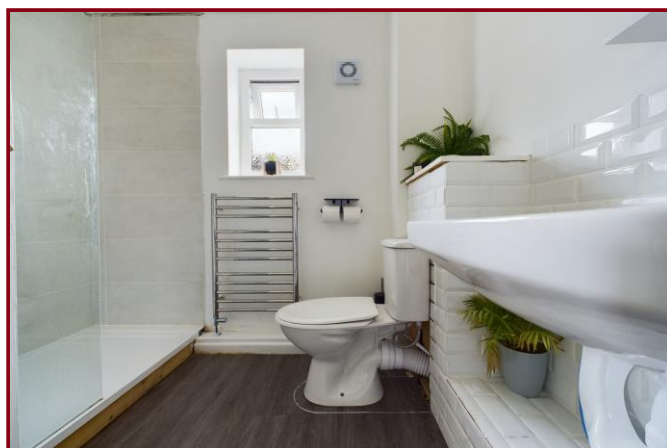




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Putting your home on the map

**Wheal Dance,
Redruth**

**£289,000
Freehold**





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Property Introduction

Situated in a cul-de-sac in this popular residential development and located on the Falmouth side of Redruth this detached bungalow has recently been updated by our vendors.

Ideal for retired persons or those with a young family, there are two bedrooms, a lounge which enjoys uninterrupted views towards Carn Brea and a remodelled kitchen. The shower room features a contemporary style door less entry shower cubicle and in 2023 the windows and doors together with the gas combination boiler were replaced.

The bungalow benefits from a detached garage with parking for several cars to the front and to the rear is an enclosed, mainly lawned garden which is ideal for younger children and pets and is of a generous size. Viewing our interactive virtual tour prior to arranging a closer inspection is strongly recommended.

Location

The property is situated in a cul-de-sac of similar style properties on the southern side of Redruth. Within a mile one will find the centre of Redruth where there is an eclectic mix of both local and national shopping outlets together with banks and a mainline Railway Station which connects with London Paddington and the north of England. Truro, the administrative centre of Cornwall is within ten miles, Falmouth on the south coast which is Cornwall's university town is within nine miles and the north coast at Portreath is within six miles.

ACCOMMODATION COMPRISES

Recessed storm porch with uPVC double glazed door opening to:-

HALLWAY

Recessed storage cupboard, laminate wood flooring and access to loft space. Radiator. Inset low voltage spotlighting.

LOUNGE 15' 7" x 10' 6" (4.75m x 3.20m)

uPVC double glazed French doors open onto the rear garden and enjoy a virtually uninterrupted outlook towards Carn Brea, laminate wood flooring and radiator. Inset low voltage spotlighting.

KITCHEN 9' 3" x 7' 11" (2.82m x 2.41m)

uPVC double glazed window to the rear again enjoying an outlook towards Carn Brea. Recently remodelled with a range of eye level

and base dark grey units having adjoining square edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in electric double oven with inset ceramic hob over and incorporating a stainless steel chimney hood, integrated fridge and freezer and integrated automatic washing machine. Cupboard housing 'Baxi combination 380' boiler, wood laminate flooring and inset low voltage spotlighting.

SHOWER ROOM

uPVC double glazed window. Remodelled with a contemporary styled suite consisting of a close coupled WC, wall mounted wash hand basin and oversized door less shower enclosure with plumbed shower. Extensive ceramic tiling to walls, towel radiator and inset spotlighting. Laminate floor.

BEDROOM ONE 11' 4" x 10' 5" (3.45m x 3.17m)

uPVC double glazed suspended bay window. Recessed two sliding door wardrobe and radiator.

BEDROOM TWO 9' 6" x 9' 3" (2.89m x 2.82m) maximum measurements

uPVC double glazed window. Radiator.

OUTSIDE FRONT

To the front the garden is in an open planned style mainly lawned with shrubs to one side. There is a driveway which gives turning and parking to the front of the garage and pedestrian access leads to the side of the bungalow.

GARAGE 19' 2" x 9' 9" (5.84m x 2.97m)

Detached from the property with an up and over door to the front. Side courtesy door and having power and light connected.

REAR GARDEN

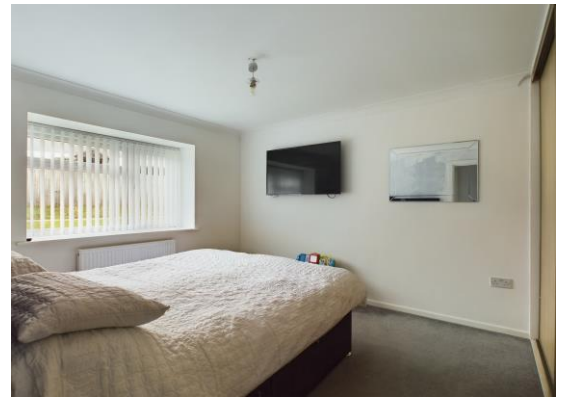
To the rear of the property is an enclosed, mainly lawned garden which is of a generous size and is ideal for those with younger children or pets. Immediately to the rear of the bungalow is a patio which is ideal for outside entertaining and whilst the garden must be considered a major feature of the bungalow it is very much a blank canvas for keener gardens to develop. External water supply.

AGENT'S NOTE

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

DIRECTIONS

From Redruth Railway Station head up the hill and at a give way junction bear right and then at a staggered junction take the top turning left into St Day Road, at a roundabout take the third exit right heading into Sandy Lane and then turn first right after Calhill which is on your left hand side into Carnknown Gardens where Wheal Dance will be found as the second cul-de-sac on the left with the bungalow being identified at the end of the cul-de-sac. If using What3words: asteroid.flag.supposes

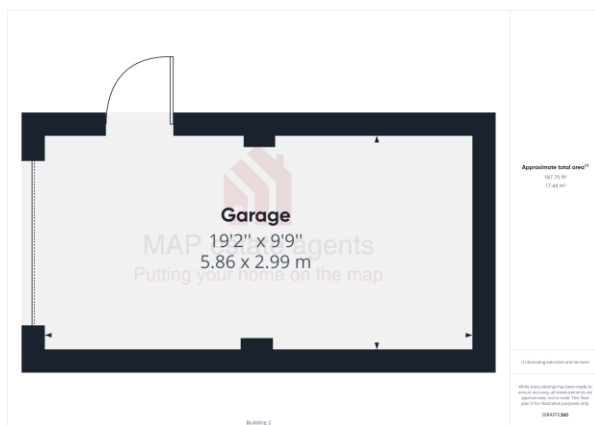
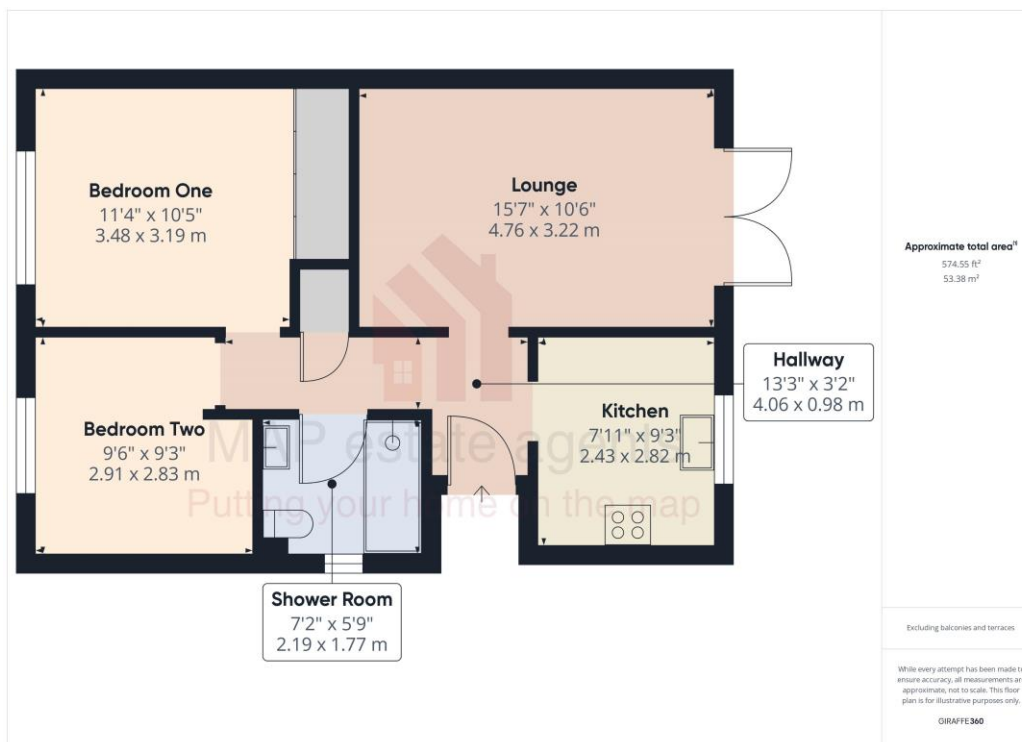


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached bungalow in a cul-de-sac position
- Two bedrooms
- 15' Lounge with outlook to Carn Brea
- Re-modelled kitchen
- Contemporary style shower room
- New gas boiler in 2023
- Replacement uPVC double glazing in 2023
- Generous garden to rear
- Detached garage and parking
- Viewing recommended



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