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**Portreath,
Redruth**

**£350,000
Freehold**





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Property Introduction

Situated within metres of the harbour and sandy beach, this end terrace house which is presented to a high standard throughout is ideal as a family home, for use as a second home or holiday let.

Benefiting from three bedrooms and a family bathroom on the first floor, the lounge features a beamed ceiling and a bay window to the front. There is a full width kitchen/dining room which has access to a utility porch, the property is fully double glazed and heating is provided by an oil fired boiler supplying radiators.

To the outside there is an attractive low maintenance garden to the front, the rear garden, which is paved, is enclosed and secure for younger children and pets and gives access to a garage.

A property sure to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Portreath is a popular coastal village noted for its sandy beach and active harbour. Popular with surfers and bathers alike, the north coast footpath with its stunning walks passes through the village and it is still possible to purchase crabs and lobsters from the local fisherman at the right time of year. The village has local shops, a bakery and a choice of Public Houses, all of which offer dining facilities. Schooling is available within the village for younger children whilst senior education is available nearby at Redruth.

Ideally placed for access to the major transport routes, the A30 trunk road can be found within five miles and Redruth which is the nearest major town has direct links to London Paddington and the north of England. Truro, the administrative and shopping centre for Cornwall is within fourteen miles and Falmouth on the south coast which is Cornwall's university town, is within fifteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

uPVC double glazed window to the front. Radiator and laminate flooring. Door to:-

LOUNGE 14' 11" x 12' 10" (4.54m x 3.91m) maximum measurements

uPVC double glazed bay window to the front. Featuring beamed ceiling, wood mantel false fireplace with recessed electric fire and laminate flooring. Radiator. Door to stairs and door to:-

KITCHEN/DINING ROOM 16' 2" x 10' 2" (4.92m x 3.10m)

uPVC double glazed window to the rear. Two small paned glazed doors to utility porch. Fitted with a range of eye level and base 'Shaker' style units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Slot-in electric cooker with stainless steel chimney hood over, ceramic tiled floor and radiator.

UTILITY PORCH 9' 1" x 6' 7" (2.77m x 2.01m)

uPVC double glazed windows on three sides and with a uPVC double glazed door to the side. Having a roll top edge working surface with space beneath for appliances and plumbing for an automatic washing machine. Floor mounted 'Worcester' oil fired boiler for domestic hot water and heating.

FIRST FLOOR LANDING

A central landing with a radiator and access to loft space. Recessed shelved airing cupboard with radiator. Panelled doors open off to:-

BEDROOM ONE 11' 11" x 9' 9" (3.63m x 2.97m) maximum measurements

uPVC double glazed window to the front, recessed single door wardrobe.

BEDROOM TWO 8' 8" x 6' 1" (2.64m x 1.85m)

uPVC double glazed window to the front.

BEDROOM THREE 10' 11" x 8' 3" (3.32m x 2.51m) plus door recess

uPVC double glazed window to the rear enjoying an outlook towards the sea. Recessed single drawer wardrobe.

SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, counter top wash hand basin with storage beneath and quadrant shower enclosure with plumbed shower. Shower boarding to shower enclosure. extensive ceramic tiling to walls and a ceramic tiled floor. Radiator.

OUTSIDE FRONT

To the front the property is set back from the pavement by a low wall and the garden has been designed with ease of maintenance in mind with the garden being largely slate finished with specimen shrubs.

REAR GARDEN

The rear garden is enclosed, secure for younger children and continues the low maintenance theme being largely paved. External water supply. Pedestrian gate leading to harbourside.

GARAGE 15' 11" x 8' 8" (4.85m x 2.64m)

Up and over door and having power and light connected.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

Leaving Redruth take the B3300 towards Portreath, on entering the village with the Primary School on the left hand side, continue along the road passing a shop and bakery on the left, the road bears around to the left and the property will be identified on the right hand side by our 'For Sale' board. If using What3words:- handbags.jumps.taxi



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	55	
(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

- Located within metres of the harbour and beach
- End terrace house
- Three bedrooms
- Lounge with bay window
- Fitted kitchen/dining room
- First floor bathroom
- Utility porch
- Double glazing and oil central heating
- Low maintenance gardens and garage
- Well presented home, viewing essential



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