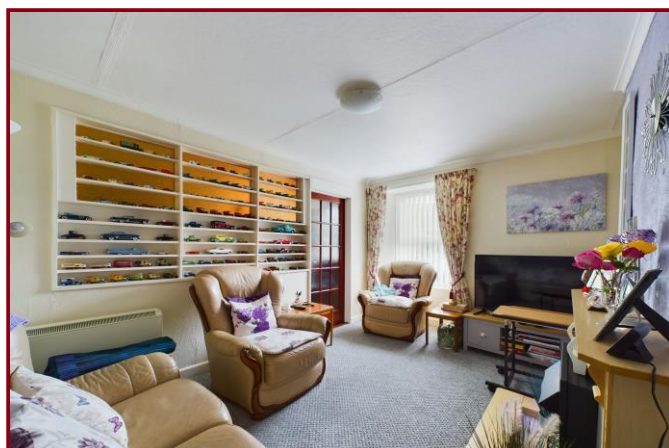




MAP estate agents
Putting your home on the map

**Portreath,
Redruth**

**£330,000
Freehold**





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Property Introduction

Being offered for sale for the first time in almost sixty years, this mid-terraced cottage is within a short walk of the harbour and beach and is set away from passing traffic. Benefiting from three bedrooms, there is a lounge, dining room and fitted kitchen. Leading off from the kitchen is a shower room, utility porch and there is a second WC.

The majority of the cottage is double glazed and heating is provided by night storage heaters on the ground floor. Featuring an attractive low maintenance garden to the front, to the rear is a well cared for, mainly lawned garden which has patios, shrub borders and a greenhouse. The garden is in excess of one hundred and fifty feet in length, there is a garage to the rear and additional parking to the rear.

A property that would now benefit from some updating, viewing our interactive virtual tour is strongly recommended prior to 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 the year.

Ideally placed for major transport routes, the A30 trunk road can be found within five miles and Redruth, which is the nearest major town, has a mainline Railway Station with direct links to London Paddington and the north of England. Truro, the administrative and shopping centre for Cornwall is nearby and the university town of Falmouth on the south coast is within a commuting distance.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Stairs rising to the first floor, two door cloaks cupboard and night storage heater. Doors opening off to:-

LOUNGE 12' 3" x 9' 10" (3.73m x 2.99m) maximum measurements into recess

uPVC double glazed window to the front. Featuring a wood and marble fire surround housing an electric fire with alcoves to either side. Night storage heater.

DINING ROOM 12' 0" x 8' 5" (3.65m x 2.56m)

Beamed ceiling, two door storage cupboard and night storage heater.

KITCHEN 9' 6" x 5' 9" (2.89m x 1.75m)

Single glazed window to the rear porch. Remodelled with a range of eye level and base units in a 'Shaker' style with adjoining working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in eye level oven, ceramic hob and extensive ceramic tiling to walls. Doors opening off to:-

SHOWER ROOM

Close coupled WC, pedestal wash hand basin and corner shower enclosure with 'Mira' electric shower. Extensive ceramic tiling to walls. Door to walk-in airing cupboard containing copper cylinder with immersion heater and giving additional storage if required.

REAR UTILITY PORCH 11' 8" x 3' 6" (3.55m x 1.07m)

Single glazed door and window to the rear. Fitted with a base unit with a square edge working surface with space and plumbing beneath for washing machine. Door to:-

SECOND WC

Close coupled WC.

FIRST FLOOR LANDING

Doors opening off to:-

BEDROOM ONE 12' 7" x 7' 5" (3.83m x 2.26m)

uPVC double glazed window to the front. Three sliding door wardrobe.

BEDROOM TWO 9' 2" x 7' 0" (2.79m x 2.13m) L-shaped, maximum measurements

uPVC double glazed window to the front. Over stairs storage cupboard.

BEDROOM THREE 12' 2" x 8' 4" (3.71m x 2.54m)

uPVC double glazed window to the rear. Two door storage cupboard.

OUTSIDE FRONT

To the front there is an enclosed low maintenance garden which is attractively laid out with a range of shrubs and planted borders.

REAR GARDEN

The rear garden is enclosed and is largely lawned with a patio immediately to the rear of the property. There are a range of mature shrubs, a further patio, timber greenhouse and storage shed. To the rear of the garden is a:-

DETACHED GARAGE (not measured)

Parking is available to the front of the garage.

AGENT'S NOTE

The Council Tax band is band 'C'.

DIRECTIONS

Leaving Redruth, take the B3300 towards Portreath, on entering the village with the Primary School on your left hand side, continue into Penberthy Road and take the first turning right into Greenfield Terrace, turn left and the property will be identified on the right hand side. If using What3words:-
saddly.lawfully.acrobats

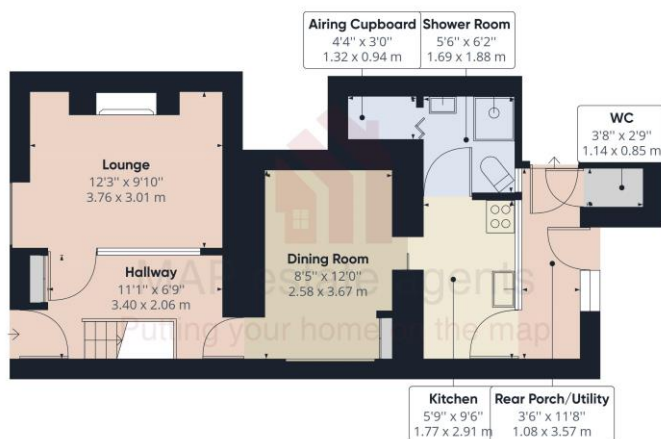


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Terraced cottage close to village centre
- Three bedrooms
- Lounge
- Separate dining room
- Fitted kitchen
- Ground floor shower room
- Majority double glazed
- Electric storage heating
- Large rear garden (over 150' in length) plus garage
- Popular north coastal village location



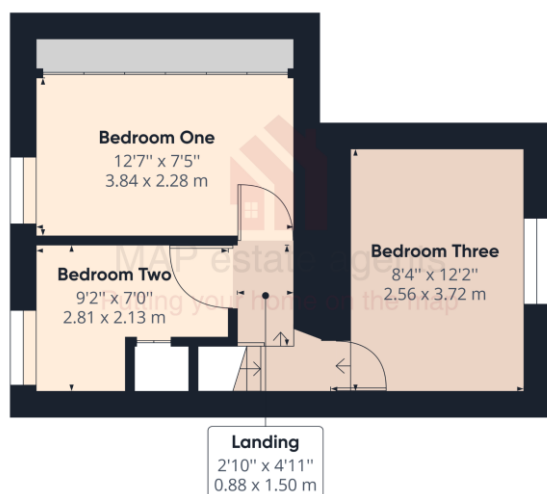
Approximate total area⁽¹⁾
469.28 sq'
43.60 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

ORAFFE360

Ground Floor



Approximate total area⁽¹⁾
303.05 sq'
27.88 m²

(1) Excluding balconies and terraces

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Floor 1

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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