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**Chyandour,
Redruth**

**£260,000
Freehold**





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Property Introduction

From opening the front door, this inviting home offers quality family size living accommodation presented to the highest standard throughout.

The property benefits from a separate lounge, recently remodelled kitchen/dining room with contemporary style units and a cloakroom on the ground floor. On the first floor there are three bedrooms and a bathroom. Fully double glazed, the property is warmed by a gas fired boiler supplying radiators. There are easy to maintain gardens to both front and rear, that at the rear being enclosed and ideal for children and pets and to one side there is parking for one vehicle.

Chyandour is an attractive 'urban village' style development with a central green which many of the properties, including this one, enjoy an outlook over.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within three quarters of a mile of the town centre, Redruth offers a comprehensive range of shopping outlets which include places to eat and drink, access to a mainline Railway Station which connects with London Paddington and the north of England and schooling is available for all ages within walking distance.

The A30 trunk road is within a mile and Redruth is well located for access to the Cornish beaches on the north coast which include Portreath which is noted for its sandy beach and harbour being five miles distant. The city of Truro which is Cornwall's commercial and administrative hub, is within ten miles and Falmouth on the south coast, which is Cornwall's university town is within a similar distance.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Featuring a recessed turning staircase to the first floor with under stairs storage cupboard, laminate flooring, radiator and coved ceiling. Panelled doors to:-

LOUNGE 15' 8" x 10' 9" (4.77m x 3.27m)

Small pane uPVC double glazed window to the front enjoying an outlook over the 'village green'. Focusing on a 'Minster' style fire surround housing an electric fire, radiator and coved ceiling.

GROUND FLOOR CLOAKROOM

Close coupled WC and pedestal wash hand basin. Laminate flooring. Radiator and coved ceiling.

KITCHEN/DINING ROOM 18' 3" x 9' 4" (5.56m x 2.84m) maximum measurements

uPVC double glazed small pane window to the rear and small pane double glazed uPVC door to rear. Recently remodelled with a range of eye level and base units with a high gloss ivory finish and having adjoining square edge working surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in oven and grill with inset induction hob over and with a stainless steel cooker hood. The kitchen units which are contemporary in design feature handleless opening, there is an extensive ceramic tiled splashback and space and plumbing for an automatic washing machine. Cupboard with 'Worcester' combination gas boiler, inset spotlighting, laminate floor and radiator.

FIRST FLOOR LANDING

Recessed shelved linen cupboard and access to loft space. Radiator. Panelled doors opening off to:-

BEDROOM ONE 13' 8" x 9' 0" (4.16m x 2.74m) plus door recess

Small pane uPVC double glazed window to the front overlooking the open space. Radiator and coved ceiling.

BEDROOM TWO 11' 3" x 10' 8" (3.43m x 3.25m) maximum measurements

uPVC double glazed window to the rear enjoying an outlook towards Carn Brea. Radiator and coved ceiling.

BEDROOM THREE 8' 9" x 6' 10" (2.66m x 2.08m)

Small pane uPVC double glazed window to the front again enjoying an outlook over the open space. Radiator and coved ceiling.

BATHROOM

Small pane uPVC double glazed window to rear. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, inset spotlighting and radiator.

OUTSIDE FRONT

To the front there is an open plan lawned garden with gravel and pebble borders and featuring a palm tree.

REAR GARDEN

The rear garden is enclosed, part lawned and again has pebble and gravel bordering to one side. There is a range of mature shrubs, an external water supply and pedestrian access leads out onto the rear.

PARKING

Adjacent to the property there is a designated bay for one vehicle.

AGENT'S NOTE

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

SERVICES

Services connected include mains electric, mains gas, mains water and mains drainage.

DIRECTIONS

From Redruth Railway Station proceed down the hill bearing slight right at the first set of traffic lights, at the next lights turn right and at the traffic lights at the bottom of the town turn left into West End. After passing the entrance to The Penventon Hotel at the mini-roundabout take the first exit left and then turn immediately right following the road around to the left hand side and then taking the first turning right into Chyandour where the property will be identified at the lower end of the development. If using What3words:- [drones.engrossed.licks](https://www.what3words.com/drones.engrossed.licks)

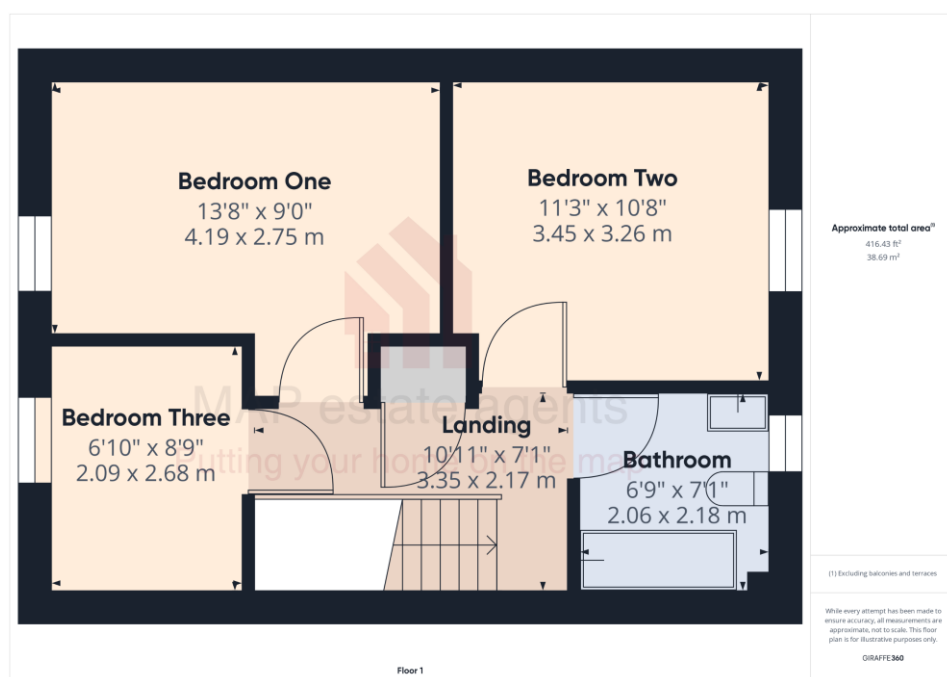


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	90
		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Modern terraced house
- Ideal for family occupation
- Three bedrooms
- First floor bathroom
- Lounge
- Re-modelled kitchen/dining room
- Ground floor cloakroom
- Gas central heating
- Double glazing
- Gardens and parking



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