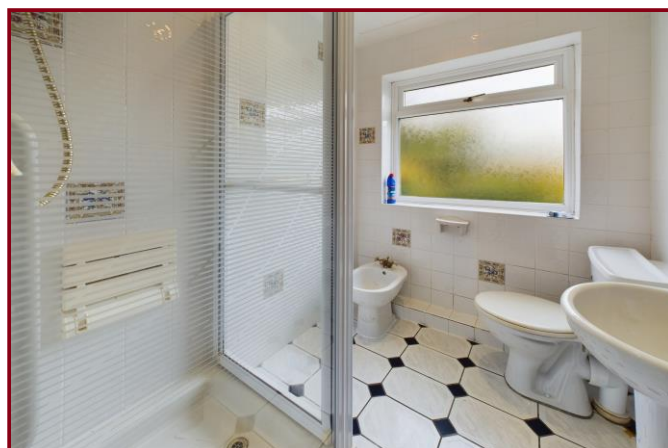




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**The Incline,  
Portreath**

**£250,000  
Freehold**





## The Incline, Portreath

**£250,000**  
**Freehold**

### Property Introduction

Tucked away from the road on the fringe of Portreath Village is this detached two-bedroom bungalow.

Ideal for retirement purposes or perhaps as a holiday home, it is within three quarters of a mile of Portreath Village. The property requires refurbishment to realise its full potential. There is a kitchen, a lounge, two double bedrooms and a shower room. The property is currently warmed by an oil-fired central heating system and is double glazed.

Outside, there is a partially enclosed rear garden in need of maintenance but mostly laid to lawn, a part paved front garden and a detached single sectional garage with driveway parking for two vehicles.

### Location

Portreath is a highly desirable coastal village on Cornwall's rugged north coast and it is noted for its active harbour with 'day boats' used for fishing in the summer months and the lovely sandy beach is popular with surfers.

Active throughout the year, the village has a variety of Public Houses and bars which offer dining facilities, local shops are nearby and include a well-respected bakery along with a village school.

The A30 trunk road can be found within five miles and Redruth, which is a similar distance, 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 within fifteen miles as is the university town of Falmouth on the south coast. The historic mining town is situated within the vicinity of the coastal village of Portreath and country walks at Tehidy Country Park and Illogan woods.

### ACCOMMODATION COMPRISES

Approached via the driveway, double glazed door opening to:-



## ENTRANCE HALL

Door to:-

## KITCHEN 11' 10" x 9' 10" (3.60m x 2.99m) maximum measurements

Double glazed window to the rear overlooking the garden. The kitchen comprises of a range of eye-level and base units having a stainless steel single bowl sink and side drainer. Space for washing machine and space for fridge. Integrated electric hob and cooker. Door to:-

## INNER HALLWAY

Loft access hatch. Doors off to:-

## LOUNGE 14' 11" x 10' 11" (4.54m x 3.32m)

Large double glazed window to the front overlooking the garden. Carpeted flooring and ceiling light. Radiator.

## BEDROOM ONE 11' 9" x 10' 11" (3.58m x 3.32m)

A good-size main bedroom with a double glazed window to the front. Carpeted flooring and ceiling light.

## BEDROOM TWO 9' 10" x 8' 8" (2.99m x 2.64m)

A double bedroom with a double glazed window to the rear. Carpeted flooring and ceiling light.

## SHOWER ROOM

Double glazed window to the rear. A fully tiled bathroom featuring a white suite comprising of an enclosed shower unit with shower over, low level WC, bidet and pedestal-mounted wash hand basin.

## OUTSIDE FRONT

The front garden is mostly paved for ease of maintenance with a flower border. There is also off-road parking for up to two vehicles on the driveway.

## REAR

The rear garden is mostly laid to lawn with pedestrian access leading to the front and garage side door.

## GARAGE 17' 5" x 8' 4" (5.30m x 2.54m)

A single-size garage with an up-and-over door and power connected and oil boiler.

## SERVICES

Mains electricity, mains metered water, mains drainage and broadband/telephone subject to tariffs and regulations.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

## DIRECTIONS

From our office in Redruth, proceed from the main road to Portreath passing the seafront and then climbing up Tregea Hill towards Illogan. At the triangle, turn left and take the second left into Feadon Lane, take the first right into Incline Heights. The property will be identified on the right-hand side. If using What3words: alleyway.hurricane.continues



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(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

- Semi-detached bungalow
- Two bedrooms
- 14' lounge
- Kitchen
- Shower room
- Garage and off-road parking
- Front and rear gardens
- Oil-fired central heating
- Chain-free sale
- Popular location



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