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**Sea View Terrace,
Redruth**

**£325,000
Freehold**





Sea View Terrace, Redruth £325,000 Freehold Property Introduction

This detached individually sited bungalow occupies a generous plot and is situated within a short distance of the town centre and railway station. Benefiting from two double size bedrooms, there is a converted attic room with planning permission to create a third bedroom with en-suite. In addition to the lounge there is a kitchen/diner which features a range of modern units and focuses on a recessed wood burning stove set on a slate hearth, from the kitchen/diner there is a conservatory which overlooks the rear garden, the bathroom has a contemporary style and there is a separate WC. The property is largely double glazed and heating is provided by a gas fired central heating boiler supplying radiators. To the outside a recently built garage/workshop is attached to the bungalow and the planning permission for this includes permission to convert the loft (more details can be found on the Cornwall Council Planning Portal Ref: PA13/07014). To the outside the front garden is largely lawned and screened from the road by mature hedging and there is ample parking and turning. To the rear the garden is again largely lawned with raised beds and there is a summerhouse/greenhouse and leading on from here is a substantial timber workshop. In summary, a substantial property with scope to further update and improve, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Sea View Terrace is within one hundred metres of the town centre and a similar distance from Redruth's mainline railway station which connects with London Paddington and the north of England. Redruth offers a range of both national and local retail outlets, there is schooling available for all ages within walking distance and the Kresen Kernow, which has the largest collection of archive and library material relating to Cornwall's history, is located within the town.

The A30 trunk road runs to the north of the town and gives access to a direct route out of the county, the north coast at Portreath is within five miles, Truro, the administrative and cultural centre of Cornwall, is within ten miles and the south coast university town of Falmouth is within nine miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen open to:-

HALLWAY

Radiator and access to loft room. Doors opening off to:-

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m) maximum measurements

uPVC double glazed window to the front. Focusing on a wood fire surround with tiled hearth and back incorporating a Victorian style grate. Exposed wood flooring and radiator.

KITCHEN/DINER 18' 3" x 10' 2" (5.56m x 3.10m) maximum measurements

Two windows to the rear, one of which is a uPVC double glazed unit and the other is a single glazed unit opening into the conservatory. Focusing on a wood burning stove set on a slate hearth and with a range of gloss eye level and base units having adjoining square edge working surfaces incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Range style cooker with gas multi-ring hob and stainless steel hood over, vertical radiator and exposed wood floor. Half glazed double glazed door opening to:-

CONSERVATORY 11' 0" x 7' 3" (3.35m x 2.21m)

Enjoying a triple aspect and set on dwarf walls with single glazed windows and with two part glazed doors opening to the rear. Radiator. Returning to hallway, doors to:-

BEDROOM ONE 12' 1" x 10' 0" (3.68m x 3.05m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Radiator.

BEDROOM TWO 11' 0" x 8' 11" (3.35m x 2.72m)

uPVC double glazed window to the side. Radiator.

BATHROOM

uPVC double glazed window to the rear. Refitted in a contemporary style with close coupled WC, pedestal wash hand basin and shower bath with plumbed shower over incorporating a rain head. Wall mounted towel radiator, wall mounted 'Worcester' combination gas boiler and space and plumbing for an automatic washing machine.

WC

uPVC double glazed window to the rear. Featuring a close coupled WC and a pedestal wash hand basin.

ATTIC ROOM 20' 10" x 11' 0" (6.35m x 3.35m) restricted head room to three sides

Two 'Velux' double glazed roof lights and with two double doors opening onto the eaves.

OUTSIDE FRONT

To the front of the property the garden is enclosed by mature hedging and mainly lawned. Pedestrian access leads to either side and there is parking available for four vehicles and access to the:-

ATTACHED GARAGE 18' 7" x 18' 0" (5.66m x 5.48m)

Roller door to the front and having uPVC double glazed windows to the side and rear together with a uPVC double glazed door to the rear. There is power and light connected and access to eaves storage space.

REAR GARDEN

The rear garden is enclosed, mainly lawned with raised beds and mature shrubs. Set to one side is a summerhouse/conservatory and leading off from here there is a:-

TIMBER WORKSHOP 17' 5" x 7' 8" (5.30m x 2.34m)

Having covered access and enjoying a dual aspect and of a generous size.

SUMMERHOUSE/CONSERVATORY 20' 11" x 7' 0" (6.37m x 2.13m)

AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'C'. The property has been recently inspected for mining activity in the area and there is a report which states the property is suitable for mortgage purposes available on file, if required.

SERVICES

Mains water, mains drainage, mains electricity and mains gas connected.

DIRECTIONS

From Redruth Railway Station proceed down the hill and at the first set of traffic lights turn left into Bond Street, then turn left again into Basset Street and at the top of Basset Street turn left into Sea View Terrace where the bungalow is identified on the left handside. If using What3words:- object.fused.irritable

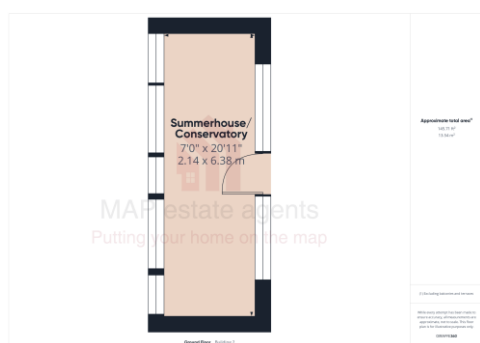


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached non-estate bungalow
- Two double size bedrooms
- Lounge with feature fireplace
- Kitchen/dining room
- Conservatory
- Large attic room with permission to convert
- Conservatory to rear
- Mostly double glazed with gas central heating
- Large garage/workshop and further workshop
- Gardens and parking



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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