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**Sparnon Gate,
Redruth**

**Guide Price £265,000
Freehold**





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Property Introduction

This charming semi-detached cottage comprises two reception rooms, four bedrooms, a ground floor bathroom and first floor wet room.

Characterful features including beamed ceilings and a Rayburn in the kitchen. There is a private parking area opposite the cottage and a generous rear garden.

Offered for sale with no onward chain, we highly recommend an internal inspection.

Location

The hamlet of Sparnon Gate is conveniently located for access to the A30, the village of Illogan, which offers late night convenience stores, a pharmacy and a public house is three quarters of a mile.

Redruth, the nearest major town will be found within two miles and here there are national and local shops, banks, a mainline Railway Station that connects with London Paddington and the north of England and schooling for all ages. The popular coastal village of Portreath, renowned for its excellent surfing beach along with its active harbour and delightful clifftop walks is just over two and a half miles walk away, Truro, the administrative and cultural centre of Cornwall, is within eleven miles and Falmouth on the south coast which is the nearest university is within thirteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed panel door to:-

ENTRANCE HALL

Stairs rising to first floor. Wooden panelled door to:-

LIVING ROOM 11' 3" x 9' 9" (3.43m x 2.97m) maximum measurements, plus recesses

Double glazed window to the front. Feature cast iron fireplace with slate hearth and decorative surround and mantel over, night store heater, beamed ceiling and Television point. Doorway to:-

SNUG 8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed window to the rear. Night store heater and door to inner hall.

KITCHEN/DINER 13' 7" x 9' 3" (4.14m x 2.82m) maximum measurements, plus recesses

Double glazed window to the side. Fitted with a matching range of cream wall and base cupboards having adjoining roll top edge working surfaces over, built-in electric oven with inset hob, stainless steel single drainer sink unit with mixer tap, feature 'Rayburn' stove with shelved display cabinet to the side (please note the Rayburn has not been used in the last couple of years and would require a service before use). Space for fridge/freezer and space and plumbing for an automatic washing machine. Beamed ceiling. Door to:-

INNER HALL

Night store heater. Door to:-

BATHROOM

Obscure glass double glazed window to front. Independent shower cubicle with glazed screen housing electric shower unit. Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Heated towel rail and complementary wall tiling. From entrance hall, stairs to:-

FIRST FLOOR LANDING

Access to loft space. Doors off to:-

BEDROOM ONE 11' 6" x 9' 3" (3.50m x 2.82m) maximum measurements

Double glazed window to the rear. Built-in wardrobe and exposed floorboards.

BEDROOM TWO 11' 4" x 8' 7" (3.45m x 2.61m)

Double glazed window to the front. Range of built-in shelving and drawers and night storage heater.

WET ROOM

Fully tiled and fitted with an electric shower unit, wall mounted wash hand basin and WC.

BEDROOM THREE 8' 1" x 7' 10" (2.46m x 2.39m) maximum measurements

Double glazed window to the front. Beamed ceiling.

BEDROOM FOUR 9' 9" x 8' 0" (2.97m x 2.44m) maximum measurements

Double glazed window to the rear. Beamed ceiling.

OUTSIDE FRONT

To the front of the property, just across the road, there is a private parking area providing off-road parking for four cars.

REAR GARDEN

To the rear, there is a generous garden mainly laid to lawn with a paved patio seating area and raised borders. The garden is enclosed by panel fencing.

SERVICES

Mains water, mains drainage and mains electricity.

AGENT'S NOTE

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

DIRECTIONS

Head east from Illogan along Bassett Road, continue past Tehidy Holiday Park and the cottage will be identified on the right-hand side, just before the turning onto Old Portreath Road. If using What3words: occur.lunch.splat

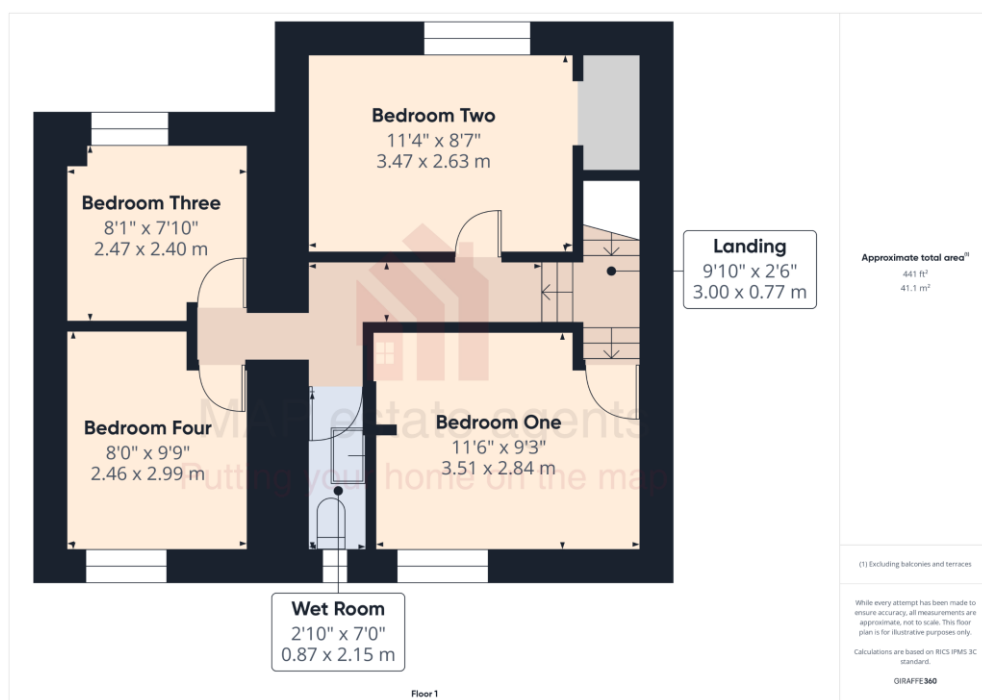
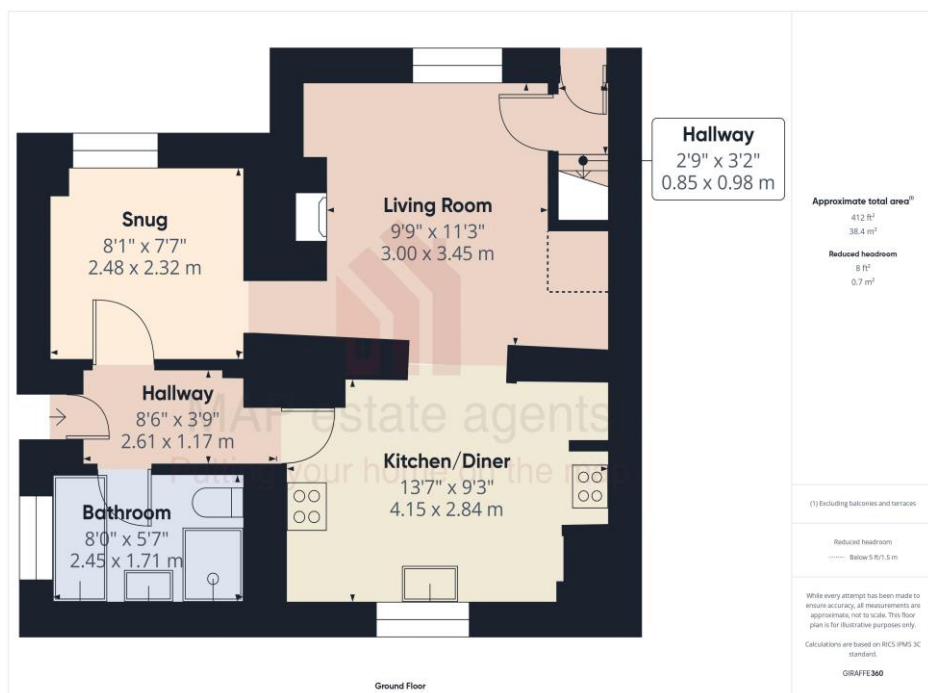


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | 78 |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | 26 | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



MAP's top reasons to view this home

- Characterful cottage
- Semi-detached
- Four bedrooms
- Ground floor bathroom
- First floor wet room
- Parking area opposite for four cars
- Garden to rear
- Double glazed and chain free sale



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