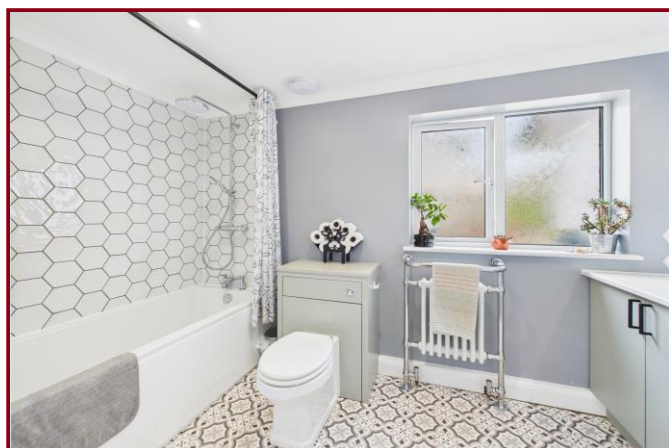




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Putting your home on the map

**West Trevingey,
Redruth**

**£425,000
Freehold**





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Redruth**

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Property Introduction

A wonderful opportunity to acquire this beautifully presented and most spacious bungalow which has been refurbished by the current owners.

The generous living room enjoys views over Carn Brea monument and horseshoes around to the striking fitted kitchen/diner which boasts a formal dining area and a breakfast bar for more casual entertaining.

To the rear of the kitchen/diner one will find a utility room and a boot room with a courtesy door to the garage. The principal bedroom has a stylish ensuite shower room and there are three further generous bedroom.

Outside is a sweeping lawned garden to the front and side and a low maintenance garden to the rear - we are sure this property will not disappoint!

Location

Redruth is ideally located in West Cornwall for access to the A30, there are mainline rail links to London and the north of England and the north coast is within five miles. The south coast can be found within ten miles at Falmouth which is also the university town of Cornwall.

Truro the administrative and main shopping centre for the area is within eleven miles. Redruth offers a mix of local and national shopping outlets, there are banks, a Post Office and schooling for all ages within walking distance.

ACCOMMODATION COMPRISES

uPVC double glazed panel door with side panel to:-

ENTRANCE HALL

Luxury vinyl tile flooring. Radiator. Doors off to:-

INNER HALL

Access hatch with ladder to partially boarded loft space. Doors to:-

LIVING ROOM 16' 7" x 13' 5" (5.05m x 4.09m)

A lovely light and spacious dual aspect room with views over towards Carn Brea monument and castle. Feature wall with mounted cupboards. Fireplace housing living flame gas fire with slate hearth. Television point. Radiator and opening to:-

KITCHEN/DINER 25' 11" x 9' 10" (7.89m x 2.99m) maximum measurements

A contemporary styled fitted kitchen boasting a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a stainless steel one and a half bowl sink unit with mixer tap over. Built-in electric double oven and gas hob inset to work surface with extractor over. Integrated slimline dishwasher and space for fridge/freezer. Complementary wall tiling. Double glazed windows to front and side. Breakfast bar. Space for dining table and chairs. Door to:-

BOOT ROOM 7' 10" x 7' 0" (2.39m x 2.13m)

Double glazed French doors to rear garden. Doors to:-

UTILITY ROOM 7' 11" x 7' 0" (2.41m x 2.13m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Space and plumbing for washing machine and space for tumble dryer. Radiator. Stainless steel single drainer sink unit with mixer tap over. Complementary wall tiling.

From entrance hall, hall leading to:-

PRINCIPAL BEDROOM ONE 12' 1" x 9' 10" (3.68m x 2.99m)

Double glazed window to rear. Built-in double wardrobe with mirrored sliding doors. Radiator. Door to:-

EN-SUITE SHOWER ROOM

This most attractive en-suite offers an independent glazed screen shower enclosure, wash hand basin inset to vanity unit with monochrome tap over and a concealed cistern WC. Heated towel rail. Obscure double glazed window to rear.

BEDROOM TWO 9' 4" x 8' 9" (2.84m x 2.66m)

Double glazed window to front. Radiator.

BEDROOM THREE 9' 2" x 8' 10" (2.79m x 2.69m) plus door recess

Double glazed window to front. Radiator.

BEDROOM FOUR 9' 9" x 7' 4" (2.97m x 2.23m)

Double glazed window to rear. Radiator. (Currently used as office).

FAMILY BATHROOM

A most stylish room fitted with a modern white suite comprising panelled bath with electric shower over, wash hand basin inset to a vanity shelf with cupboards below and a concealed cistern WC. Obscure double glazed window to rear. Heated towel rail. Complementary wall tiling.

OUTSIDE FRONT

The front garden is generous and mainly laid to lawn with flower and shrub borders and a lovely seating space gaining views towards Carn Brea monument. The lawned garden sweeps around to the side where established apple and pear trees are situated. This in turn leads to the off-road parking giving access to the:-

GARAGE 17' 1" x 9' 5" (5.20m x 2.87m)

Having a metal up and over door. Light and power connected. Courtesy door to boot room.

REAR GARDEN

The rear garden has been designed for ease of maintenance and laid to brick pavior with raised planters. There is a gated side access to the parking area.

SERVICES

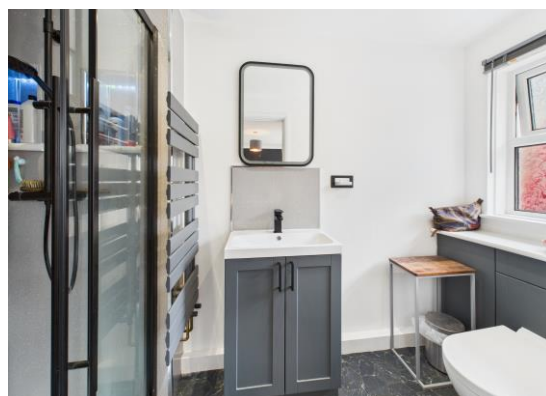
Mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band is band 'D'.

DIRECTIONS

From Gateway Business Park take the second exit off the roundabout on to Barncoose Lane. Turn right at the traffic lights onto Barncoose Terrace. Take the next turning right on to Railway Villas. Continue under the tunnel and upon reaching the crossroads turn left. Take the next turning left on to West Trevingey and the property will be seen after a short distance on your right hand side. If using What3words:- anguished.truffles.glare



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		
	55	81
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Immaculately presented
- Striking kitchen/breakfast room
- Contemporary styled bathroom
- Four bedrooms, principal bedroom en-suite
- Semi-open plan living space
- Double glazing and gas central heating
- Garage and driveway parking
- Corner plot position
- Low maintenance rear garden
- Lawned garden with apple and pear trees



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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