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**Mount Ambrose,
Redruth**

**£335,000
Freehold**





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Property Introduction

One of those homes that is bigger than it looks! This double fronted, non estate, detached bungalow has very generously proportioned accommodation befitting of its era. The two bedrooms are both large double rooms, there is a bay windowed lounge, a bay windowed dining room and a kitchen with a separate utility room in addition to a four piece bathroom. The very spacious hall has access to a large roof space which, subject to necessary consents, could be utilised for further accommodation.

There is lots of parking in addition to a garage and an enclosed lawned garden to the rear. There are also far reaching views to the back, on a good day the sea is clearly visible from St Agnes around to St Ives.

The property has mains gas central heating, as well as a log burner in the lounge and double glazed windows and doors.

Location

The property is located on northern side of Redruth, approximately one mile from Redruth town centre. There are bus stops in either direction in very close proximity. Redruth has a range of shopping, places of worship, education facilities and a mainline railway station.

The location of bungalow also means Truro is approximately ten miles away, either by going up the A30 which is in close proximity, or going through the village of Chacewater. The Mount Ambrose Inn and a local shop are a short walk away with the well respected Mount Ambrose cricket team a little further on again.

The south coastal town of Falmouth is approximately eleven miles distant with the north coast being less than five miles away with the beaches and facilities at Portreath and Porthtowan within a similar radius.

ACCOMMODATION COMPRISES

Double glazed front door with a kingfisher motif and side panel opening to:-

ENTRANCE HALLWAY

In keeping with properties of this era, the hall is wide, bright and a real feature of this lovely home. Radiator. Large airing cupboard with shelving and coat hooks. There is access via a retractable ladder to a large roof space (37'8" x 35'7" maximum overall measurements with reduced head height to sides). The vendor

has previously drawn up to extend into the roof space to provide two further bedrooms and bathrooms. A copy of the plans are available however, planning permission was never sought, there is potential to do so, subject to this. The roof space is partially boarded, has a light and is insulated and can be seen as part of our virtual tour.

LOUNGE 14' 8" x 11' 8" (4.47m x 3.55m) plus bay window, irregular shape

A cosy good sized room with focal wood burner on a slate hearth with surround. Large double glazed bay window to the front elevation. Radiator. Inset ceiling spotlighting.

BEDROOM TWO 13' 1" x 11' 3" (3.98m x 3.43m) maximum measurements

A really good sized double bedroom with large double glazed picture window to the front elevation. Built-in triple wardrobe and radiator.

BEDROOM ONE 13' 3" x 11' 5" (4.04m x 3.48m)

Double glazed doors to the rear with adjoining small windows to both sides. The bedroom enjoys tremendous far reaching views to the north coast and the sea from St Agnes to Portreath and across to St Ives and this is a fabulous view to wake up to. It should be noted that the seller was going to extend this to create a raised deck outside into the garden, but hasn't done so. The bedroom has a large built-in double wardrobe with sliding mirror doors and a further smaller built-in double wardrobe. Radiator.

BATHROOM

Comprising of a four piece suite with a corner panelled bath with wall mounted shower over, folding shower screen, wash hand basin, low level WC and bidet. Wall mounted vanity cupboard and extractor fan. Partially frosted window to rear. Wall mounted heated ladder towel rail. Inset ceiling spotlighting.

DINING ROOM 11' 7" x 11' 5" (3.53m x 3.48m) plus recesses

Another light, bright and spacious room with large bay window to the side. Radiator. Coal effect gas fire with slate hearth (presently not working).

KITCHEN 11' 6" x 8' 9" (3.50m x 2.66m)

Fitted with a range of timber effect units at both eye and base level including a three tiered drawer unit. Space for cooker, space for dishwasher, space for fridge. Wall mounted extractor hood. Large three quarter height larder tower. Double glazed window to rear overlooking the garden and enjoying the views towards the north coast which is a lovely place to wash the dishes as below the window is the stainless steel single drainer sink unit. Inset ceiling spotlighting.

UTILITY 8' 8" x 6' 10" (2.64m x 2.08m)

Wall mounted boiler serving domestic hot water and central heating. Space and plumbing for washing machine and tumble dryer. Wall mounted double cupboard. Large window to rear overlooking the garden and double glazed doors with steps down to the garden. Radiator.

OUTSIDE FRONT AND SIDE

The property is accessed via double gates from Knights Way which open into a large parking area which wraps around two sides of the bungalow providing parking for multiple cars, a boat or caravan as required. There is also pedestrian access onto Mount Ambrose to the front where a lawn is also located with bushes and mature conifers providing screening. To the side is a large:-

SINGLE GARAGE 17' 9" x 11' 0" (5.41m x 3.35m)

Roller electric up and over door.

REAR GARDEN

The rear garden is enclosed with fenced and hedged borders, is slightly sloping and is of a good size for pets and children. There are two cellar storage areas underneath the kitchen and utility rooms.

SERVICES

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

AGENT'S NOTES

The Council Tax band for the property is band 'C'. Further sensitive information is known regarding this home, please liase with us to discuss.

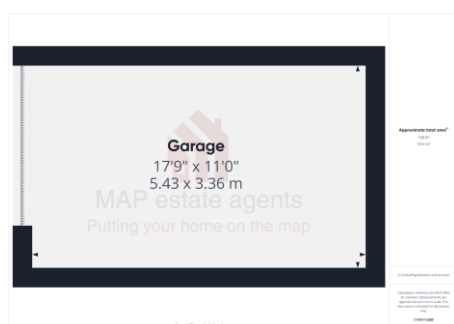
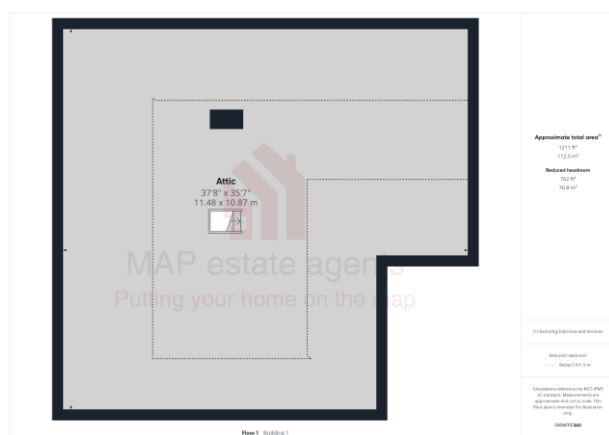


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached double fronted bungalow
- Excellently proportioned accommodation
- Lounge and dining room
- Two double bedrooms
- Several rooms with bay windows
- Large plot with garage and lots of parking
- Rear garden is enclosed and lawned
- Far reaching views from the rear across the North coast to the sea
- Large roof space with potential to use (subject to planning)
- Gas central heating and double glazed



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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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