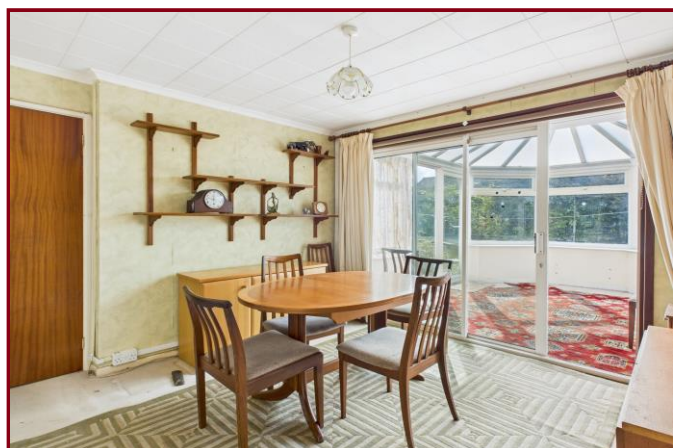




MAP estate agents
Putting your home on the map

**South Tehidy,
Camborne**

**Guide Price £300,000
Freehold**





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Camborne**

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Property Introduction

Occupying a sylvan setting in a sought after location, Sunny Vista is being sold with no onward chain. Due to its construction, which is believed to be of concrete panels and is thought unlikely to be able to attract a mortgage, interest is being sought from cash purchasers. Sitting within a generous plot approaching a fifth of an acre, the bungalow offers two bedrooms, a lounge and dining room which gives access to a conservatory which has a southerly outlook over the rear garden. From the dining room is a fitted kitchen, utility and second WC and there is a family bathroom. Double glazed, there is gas central heating via a combination gas boiler. In addition to ample parking, one will find a detached garage.

Requiring some updating this bungalow, in our opinion, would appeal to developers searching for a large plot with major services connected in a popular residential area. In summary, an unusual and somewhat unique opportunity, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

South Tehidy is situated in a favoured residential area close to the nearby Tehidy Country Park which is recognised as an area of outstanding natural beauty and within a short distance is Tehidy Golf Course, the north Cornish coast will be found nearby at Portreath which is noted for its active harbour and sandy beach. The property benefits from easy access to the A30 (the principal route to and from Cornwall) and a mainline railway station will be found at either Camborne or Redruth with direct links to London Paddington and the north of England.

The cathedral City of Truro, which is the county's commercial, educational and retail centre, is within commuting distance as is the university town of Falmouth on the south coast. Cornwall's airport at Newquay is within twenty seven miles.

ACCOMMODATION COMPRISES

Small pane glazed door with side screen opening to:-

ENTRANCE PORCH

Glazed door with side screen to:-

HALLWAY

Recessed cupboard, radiator and access to loft space. Doors open off to:-

LOUNGE 15' 5" x 11' 1" (4.70m x 3.38m)

Enjoying a dual aspect with uPVC double glazed window to the front and side. Two wall lights and radiator.

BEDROOM ONE 10' 2" x 10' 0" (3.10m x 3.05m) maximum measurements

uPVC double glazed window to the front. Bedroom fitment with two door wardrobe and radiator.

BEDROOM TWO 13' 6" x 10' 3" (4.11m x 3.12m)

uPVC double glazed window to rear. Bedroom fitment with three doors and drawer units. Radiator.

BATHROOM

uPVC double glazed window to rear. Remodelled with a close coupled WC, pedestal wash hand basin and jacuzzi bath with plumbed shower over. Ceramic tiling to walls, towel radiator.

DINING ROOM 10' 6" x 10' 4" (3.20m x 3.15m)

uPVC double glazed patio door opening to conservatory. Recessed cupboard housing 'Worcester' combination gas boiler and further recessed cupboard for storage. Radiator. Door to:-

KITCHEN 12' 5" x 6' 9" (3.78m x 2.06m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Cooker point and space and plumbing for a dishwasher. Door to:-

UTILITY 17' 8" x 3' 10" (5.38m x 1.17m)

Obscured glass uPVC double glazed windows to the side and rear and a uPVC double glazed door to rear. Plumbing for an automatic washing machine and door to:-

WC

Obscured glass uPVC double glazed windows on three sides and with a uPVC double glazed door opening to the front. Close coupled WC and wall mounted wash hand basin.

Returning to dining room. Sliding patio to:-

CONSERVATORY 11' 5" x 8' 10" (3.48m x 2.69m) maximum measurements

Five sided with uPVC double glazed windows set on dwarf walls and with uPVC double glazed door leading out to the rear garden. The conservatory enjoys an outlook over the rear garden which is southerly facing.

OUTSIDE FRONT

To the front the garden is enclosed, there is a driveway which leads to the side of the bungalow and gives access to the garage and there is parking and turning for two/three cars. The bungalow is screened from the road by mature hedging and trees and there is a patio.

GARAGE 19' 10" x 10' 5" (6.04m x 3.17m)

Up and over door and having power and light connected.

REAR GARDEN

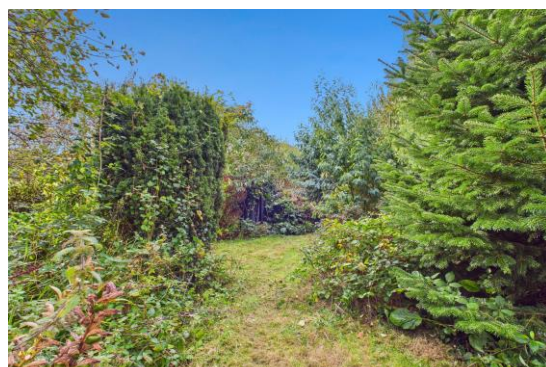
The rear garden is enclosed and of a generous size and features a comprehensive range of mature shrubs and trees together with an ornamental pond. There is a lawn to the rear of the garden and an aluminium framed greenhouse. External water supply.

SERVICES

The property benefits from mains water which is metered, mains drainage, mains electricity and mains gas.

AGENT'S NOTES

Please be advised the property is band 'C' for Council Tax purposes. Due to its construction, which is believed to be of concrete panels and is thought unlikely to be able to attract a mortgage, interest is being sought from cash purchasers.

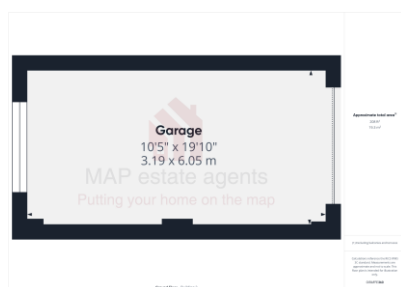


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached bungalow in favoured residential location
- Cash purchase due to construction
- Requires updating
- Ideal re-development opportunity
- Two bedrooms
- 15' Lounge
- Dining room
- Conservatory
- Generous gardens, parking and garage
- Chain free sale



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