



MAP estate agents
Putting your home on the map

Higher West Tolgus
Redruth

Higher West Tolgus

Redruth

A30 trunk road 2.5 miles | Camborne town centre 3 miles | Portreath (north coast) 3 miles | Redruth 2 miles | Truro 13 miles | Falmouth (south coast) 12 miles | Newquay Airport 23 miles | Plymouth 63 miles | Exeter M5 95 miles (Distances are approximate)

This generously proportioned detached bungalow offers versatile family size accommodation situated within a popular residential location. Benefitting from four bedrooms, two of which have an en-suite. To the rear the enclosed garden is largely lawned, features an extensive patio ideal for outside entertaining and is screened with mature hedging and shrubs.

Lounge | Kitchen/diner | Four bedrooms | two en-suites | Bathroom | Garage | Garden | Parking

£475,000

Freehold



Property Introduction

Offered for sale for the first time since being built by our vendors in 2013, this generously proportioned detached bungalow offers versatile family sized accommodation. Situated within a popular residential location, there is good access to country walks in the area and it is conveniently located for access to Redruth and the A30 Trunk road.

One will find four double sized bedrooms, two of which feature en-suite showers rooms and the smaller fourth bedroom would be ideal as an office for those looking to work from home.

It is said that the heart of a good home is the kitchen, and this bungalow will not disappoint, enjoying a dual aspect and of a sizable proportion it is well appointed with a range of contemporary style units and features an island bar with hob. The lounge has an outlook towards Carn Brea, there is a contemporary style family bathroom and a utility room.

Heating is provided by a mains gas boiler situated in the loft space supplying radiators and there is uPVC double glazing.

To the outside double gates open to brick paviour driveway with a parking area suitable for five plus vehicles together with a space for a boat or a caravan and giving access to the attached garage.

To the rear the enclosed garden is largely lawned, featuring an extensive patio ideal for outside entertaining and is screened with mature hedging and shrubs.

In summary, a superior property which requires a closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

West Tolgus is a quiet back water set off Broad Lane on the approach to the popular village of Illogan which is within a mile, here day to day shopping needs will be met, there are doctors surgeries, a pharmacy and local public house. The nearest major town of Redruth offers a range of local and national shopping outlets and benefits from a mainline railway station with connections to London Paddington and the North country.

Truro the administrative and shopping centre for Cornwall is a thirteen mile drive and the university town of Falmouth on the south coast is within a twelve mile drive. Access to the A30 Trunk road is within two and a half miles and the north coast of Portreath which is noted for its sandy beach and active harbour will be found within three miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to :-

ENTRANCE PORCH

With uPVC double glazed window to the front. Ceramic tiled floor and radiator. uPVC double glazed door opening to :-

KITCHEN/DINING ROOM

Enjoying a dual aspect with uPVC double glazed window to the front and UPVC double glazed French doors opening onto the rear garden. The kitchen area is fitted with a contemporary range of matte cream eye level and base units having adjoining square edge working surfaces and incorporating an inset stainless steel one and a half bowl sink with mixer tap. There is a central island bar with a four ring gas hob which features a circular stainless steel extractor hood over. Built in eye level double oven, integrated dishwasher and under unit lighting. Laminate flooring, two radiators and spotlights. Doors off to :-

INNER HALL

With access to the loft space which contains a gas combination boiler. Spot lighting and doors off to :-

LOUNGE 17' 8" x 12' 11" (5.38m x 3.93m)

uPVC double glazed window to the front enjoying an outlook towards Carn Brea. Coved ceiling and radiator.

PRINCIPAL BEDROOM ONE 14' 9" x 11' 0" (4.49m x 3.35m)

uPVC double glazed window to the rear. Built in two double door wardrobe unit. Radiator and coved ceiling. Door to :-



EN-SUITE

uPVC double glazed window to the rear. Fitted with a contemporary suite consisting of pedestal wash hand basin, close coupled wc and quadrant shower enclosure with plumbed shower. Tiled walls and flooring and towel radiator.

FAMILY BATHROOM

uPVC double glazed window to the front. Contemporary in style consisting of a wash hand basin, close couple wc and p-shaped shower/bath with a plumbed shower over. Airing cupboard with shelving and radiator, ceramic tiled walls and floor and towel radiator.

UTILITY

uPVC double glazed window to the rear. Fitted with a range of eye level and base units with a matte cream finish complementing those in the kitchen/diner, adjoining roll top edge working surface featuring an inset stainless steel sink unit with mixer tap. Space and plumbing

for tumble dryer and washing machine. Tiled flooring and inset spotlighting.

Returning to kitchen/dining room, door to :-

REAR HALLWAY

uPVC double glazed window to the side. Radiator. Doors off to :-

BEDROOM TWO 14' 0" x 12' 2" (4.26m x 3.71m)

uPVC double glazed window to the side. Radiator. Door to :-

EN-SUITE

With the contemporary theme being continued, incorporating a pedestal wash hand basin, close couple wc and quadrant shower enclosure with plumbed shower. Full ceramic tiling to walls and floor, inset spotlighting and radiator.

BEDROOM THREE 12' 8" x 11' 3" (3.86m x 3.43m)

uPVC double glazed window to the side. Access to loft space and radiator.

BEDROOM FOUR 9' 7" x 8' 0" (2.92m x 2.44m)

uPVC double glazed window to the side. Radiator. As previously mentioned this room would make an ideal office for those looking to work from home.

OUTSIDE FRONT

Double gates open onto the enclosed front garden which features an extensive paved parking area suitable for five plus cars and set to one side is a gravel area which extends to one side of the bungalow and is ideal for storing a boat or a caravan. The garden features a range of mature shrubs and there is pedestrian access to either side of the property.

GARAGE 22' 10" x 14' 11" (6.95m x 4.54m)

Attached to the property, with a roller door to the front and having uPVC double glazed window and door to the side. Wash hand basin with hot and cold supply and power and light connected.

REAR GARDEN

A rear garden is enclosed with mature hedging and shrubs, largely lawned and features an extensive patio ideal for outside entertaining. There is a timber frame greenhouse at one corner of the garden whilst to the opposite side will be found a timber storage shed which has power and light connected. There is a graveled drying area set to one side and ample storage for bins and recycling.

SERVICES

The property benefits from mains water (metered), mains electric, mains drainage, mains gas.

AGENT'S NOTES

Please be advised the Council tax band for this property is band 'E'. Potential buyers should be aware that the property has an uplift clause on the original land purchase which lasts for 20 years. This uplift clause will be satisfied up to the time of the sale with the remaining years with the propriety until the 20th anniversary of the original land sale where this will fall. The uplift clause is believed to be in the region of 30% of the land value, although the sum payable will be significantly reduced once the property has been sold as the current vendors will pay the larger percentage required.

DIRECTIONS

At Barncoose roundabout take the first exit into Barncoose terrace, after passing a petrol station on your right, take the second right into Chariot Road and continue through into Higher Broad Lane and after passing over the A30 take the next turning right into West Tolgus where the property will be identified on the left hand side by a For Sale board. What3Words :- Records.Jumbo.Lavender.





MAP's Top reasons to view this home

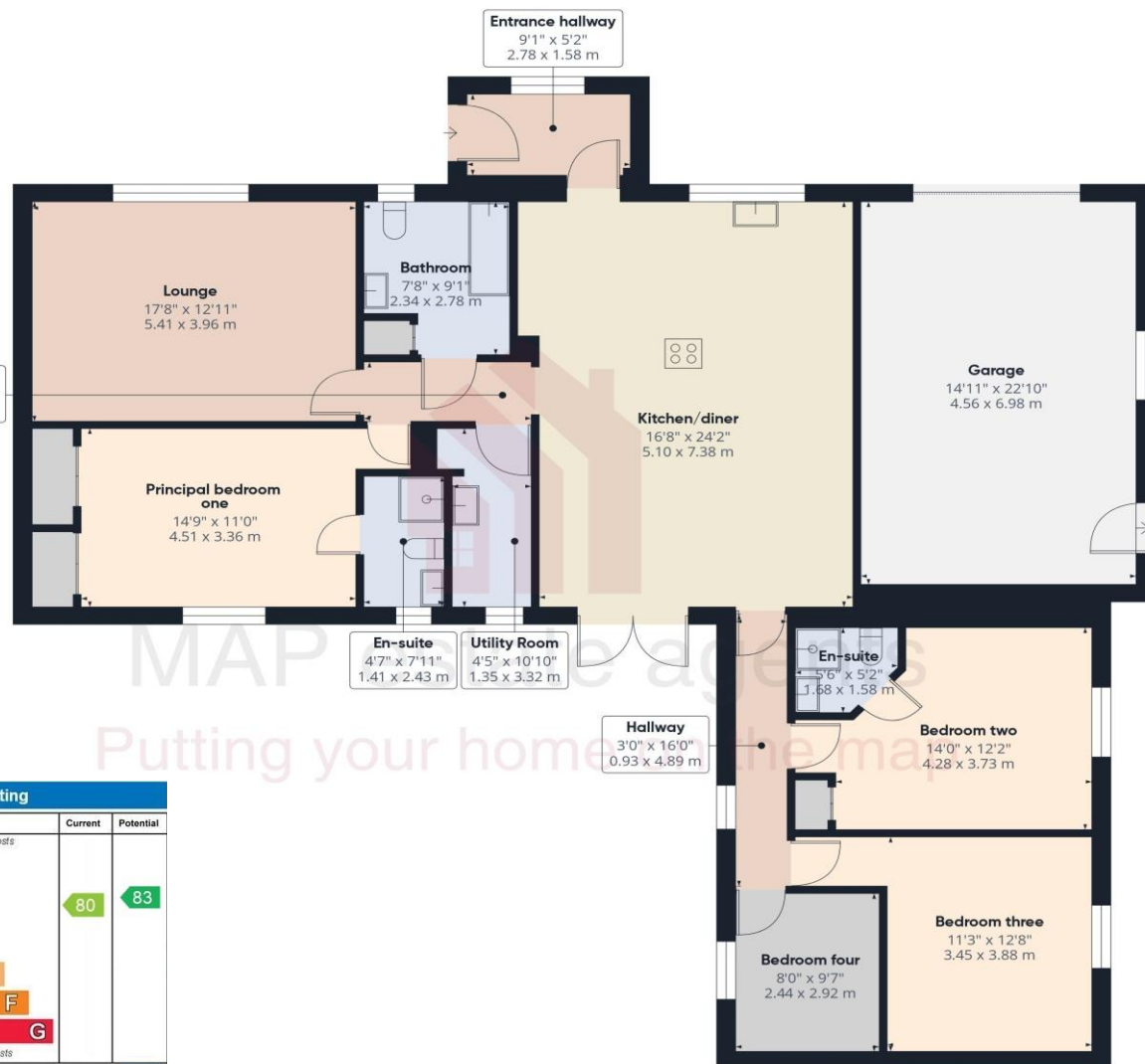
- Detached non-estate bungalow
- Generous level plot
- Four bedrooms (two with en-suite)
- Lounge with outlook towards Carn Brea
- Well appointed kitchen dining room
- Family bathroom
- Utility room
- Gas central heating and double glazing
- Enclosed mainly lawned gardens
- Ample parking and attached garage

Approximate total area^m
1905 ft²
177 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales	EU Directive 2002/91/EC	

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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