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**Bridge,
Redruth**

**£325,000
Freehold**





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Property Introduction

Tarnside is a modern detached bungalow located inland from the village of Portreath, being popular with the surfing community and enjoying a strong community spirit with its picturesque harbour and beautiful clifftop walks. This particular property is being offered for sale with the added advantage of being chain free and occupies a private position abutting a natural stream. Internally the accommodation has electric wall mounted radiators, together with partial underfloor heating and uPVC double glazed windows and doors. The light and airy lounge has an open plan design with adjoining conservatory and bi-folding doors leading out onto the garden. The additional accommodation comprises of an entrance porch, fitted kitchen, two bedrooms and a rear entrance/utility.

Situated well back from the road, a driveway offers ample parking amenities with access to a detached single garage, whilst the pleasant private garden is laid mainly to lawn with a useful timber shed and a variety of shrubs.

Location

Portreath offers a good range of local shops including a bakers and village stores with its sandy beach and feature harbour it is a popular destination for locals and tourists to enjoy its charm and natural beauty. Within a few minutes driving distance, the main A30 trunk road can be accessed linking other areas of the county whilst the cathedral city of Truro lies approximately eleven miles distant.

Truro is home to the Hall for Cornwall located on the piazza and is the main centre in Cornwall for shopping with a good variety of national and local retailers. The historic local mining towns of Camborne and Redruth are also on the doorstep and are steeped in local industrial history with their renowned mining heritage.

ACCOMMODATION COMPRISSES

Double glazed door opening to:-

ENTRANCE PORCH

Double glazed windows and further double glazed door giving access into:-

HALLWAY

Wood floor, wall mounted electric fire. Access to loft and built-in storage cupboard.

LOUNGE 12' 0" x 9' 1" (3.65m x 2.77m)

Wall mounted electric fire, feature wood burning stove with archway leading through to:-

CONSERVATORY 12' 2" x 8' 0" (3.71m x 2.44m)

Double glazed bi-fold doors to exterior. Double glazed windows. Electric wall mounted radiator.

KITCHEN 10' 6" x 10' 6" (3.20m x 3.20m)

uPVC double glazed window. Single stainless steel sink unit with mixer tap. A range of base cupboards with drawers over, wall mounted units, a range of work surfaces, part tiled walls, tiled floor and built-in oven with grill over. Boxed electric meters. Archway giving access to:-

REAR ENTRANCE/UTILITY 5' 1" x 4' 5" (1.55m x 1.35m)

uPVC double glazed door to exterior. Double glazed windows. Plumbing for automatic washing machine with worktop over. Tiled floor.

BEDROOM ONE 13' 6" x 11' 3" (4.11m x 3.43m)

uPVC double glazed window to front elevation. Wall mounted electric fire.

BEDROOM TWO 11' 8" x 9' 9" (3.55m x 2.97m)

uPVC double glazed window to front elevation. Wall mounted electric fire.

SHOWER ROOM

uPVC double glazed window. Walk-in shower, pedestal wash hand basin and close coupled WC. Wall cabinet, part tiled walls.

EXTERIOR

Immediately to the front of the property is a tarmacadam driveway with double wooden gates leading to further parking and access to the detached single garage. The front garden has a variety of shrubs and trees with steps down to a gravelled area and access via the side of the property to the rear. The rear garden is enclosed with a paved patio, laid to lawn plus pathway giving access to a useful timber shed and the garden abutts a natural streamside setting.

DETACHED SINGLE GARAGE 16' 9" x 8' 1" (5.10m x 2.46m)

Power connected.

SERVICES

Mains drainage, mains water and mains electric.

AGENT'S NOTE

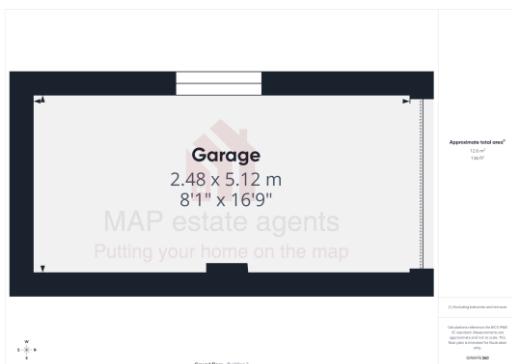
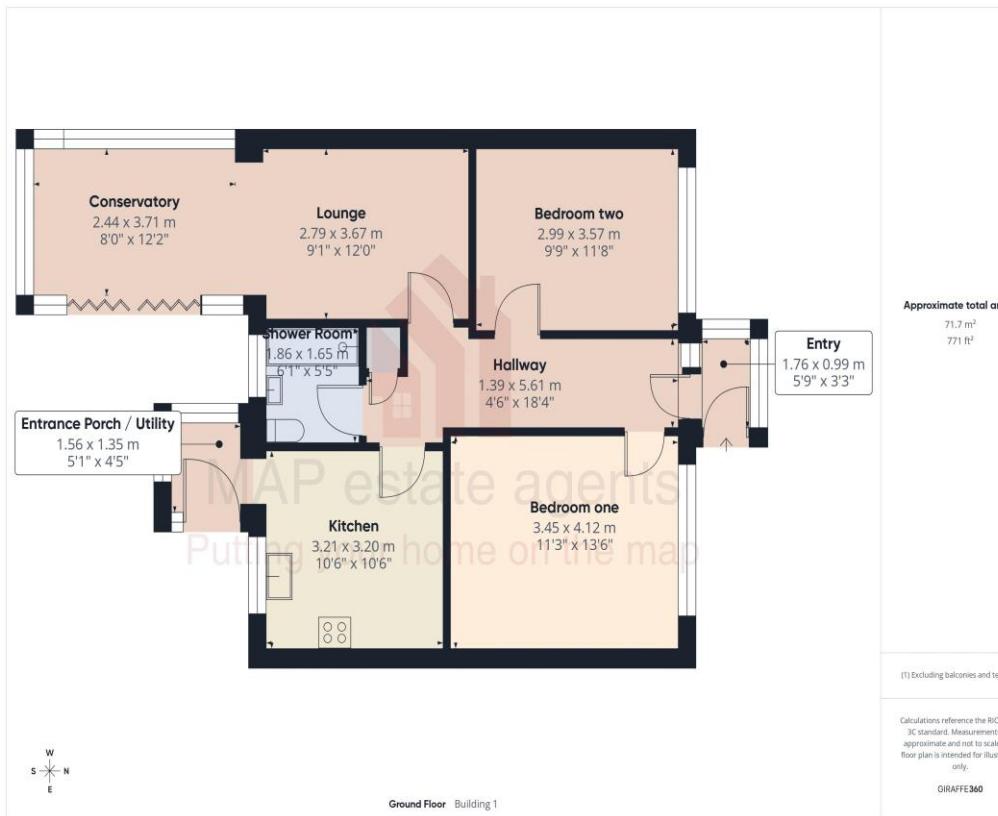
The Council Tax band for the property is band 'C'.

DIRECTIONS

Proceeding into Bridge from Redruth on the Portreath Road, the property is situated on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- forms.snuck.puts



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)			106
(81-91)			
(69-80)			
(55-68)		D	
(39-54)		E	
(21-38)		F	36
(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 modern bungalow
- Two bedrooms
- Lounge with wood burner stove
- Conservatory
- Fitted kitchen/rear porchway and utility
- Shower room
- Electric wall heaters plus partial underfloor heating
- Enclosed rear garden abutting natural stream
- Detached garage plus additional driveway parking
- Offered for sale chain free

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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