



MAP estate agents
Putting your home on the map

**Park Bottom,
Redruth**

**£275,000
Freehold**





**Park Bottom,
Redruth**

£275,000 Freehold

Property Introduction

This non-estate detached dormer bungalow is conveniently located for facilities at Park Bottom and Illogan.

Having uPVC double glazed windows, the accommodation comprises of a sitting room, inner hallway, kitchen, dining room, five bedrooms (master bedroom en-suite), a bathroom and cloakroom.

A driveway leads to a detached garage and there are gardens to both front and rear of the property.

The bungalow is located within a very good size plot and offers lots of potential and we would strongly recommend an internal viewing.

The property benefits from gas fired central heating but would benefit from some updating and is considered to be offering excellent potential. An early appointment to view is strongly recommended.

Location

Situated within walking distance at Park Bottom there is a late night convenience store, Public House and hairdressers. Schooling for younger children will be found in Broad Lane and secondary schooling is within walking distance at Pool as is Cornwall College. Within three quarters of a mile will be found major out of town shopping outlets. Redruth, which is the nearest major town is some two miles away and offers both local and national shopping outlets, banks, Post Office and a mainline Railway Station with direct links to London and the north of England. Access to the A30 is available close by.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALL

Stairs to first floor. Doors off to:-

LOUNGE 12' 1" x 11' 7" (3.68m x 3.53m)

Picture window to front elevation enjoying the countryside views. Coved ceiling. Radiator.

DINING ROOM 12' 1" x 7' 8" (3.68m x 2.34m)

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

KITCHEN 14' 6" x 9' 7" (4.42m x 2.92m)

uPVC double glazed window to the rear elevation. Range of wall and base units with work tops over incorporating an inset stainless steel sink and drainer. Integrated oven with gas hob and extractor above. Wall mounted gas central heating boiler (installed January 2020). Tiled floor. Door to:-

UTILITY ROOM 9' 3" x 6' 0" (2.82m x 1.83m)

Range of wall units with worktop below. Space for washing machine. Door to rear garden.

CLOAKROOM

Pedestal wash hand basin and low level WC. Obscured uPVC double glazed window to the rear elevation.

BEDROOM TWO 14' 7" x 8' 8" (4.44m x 2.64m)

uPVC double glazed window to front elevation. Coved ceiling. Radiator.

BEDROOM THREE 13' 7" x 11' 8" (4.14m x 3.55m)

uPVC double glazed window to front elevation. Coved ceiling. Radiator.

BEDROOM FOUR 13' 5" x 12' 3" (4.09m x 3.73m)

uPVC double glazed window to rear elevation. Coved ceiling. Radiator.

BATHROOM

Panelled bath with electric shower over and pedestal wash hand basin. Storage cupboard. Fully tiled surround. Obscured double glazed window to the rear.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 16' 2" x 12' 0" (4.92m x 3.65m)

Picture window to front elevation enjoying the countryside views. Fitted wardrobes. Radiator. Door to:-

EN-SUITE BATHROOM

Panelled bath with mixer tap, wash hand basin and low level WC. uPVC window to side elevation.

BEDROOM FIVE 12' 2" x 10' 6" (3.71m x 3.20m)

uPVC double glazed window to side elevation enjoying countryside views. Radiator.

OUTSIDE

The front of the property is approached via a driveway that leads to a detached garage. The enclosed rear garden has a large patio and lawned garden lined with trees and a selection of mature shrubs and bushes and benefits from a good degree of privacy and a block built workshop.

DETACHED GARAGE

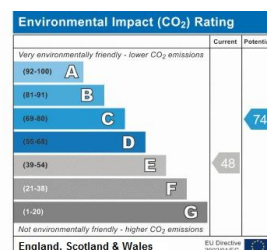
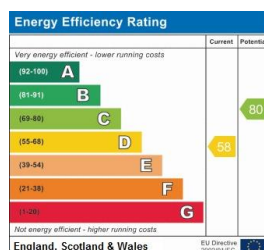
Divided into a:-

GARAGE AREA 21' 1" x 10' 1" (6.42m x 3.07m)

WORKSHOP AREA 21' 2" x 9' 7" (6.45m x 2.92m)

DIRECTIONS

From the Barncoose roundabout, proceed onto Barncoose Terrace and once reaching Taylors Tyres, turn right on to Chariot Road. Continue along Chariot Road into Broad Lane and proceed over the flyover where shortly after you will need to bear left onto Spar Lane and then left again into Clifton Road. Continue along Clinton Road and then turn in Trevelyan Road. Turn left in to Illogan Downs and the property will be found on the right-hand side.





MAP's top reasons to view this home

- Detached dormer Bungalow
- Five bedrooms, master en-suite
- Ample parking plus garage and workshop
- Close to Tehidy Country Park and Golf Club
- Short drive away from Portreath Beach
- Close to a local grocery store, public house.
- Flexible Accommodation
- Sought after location of Illogan Downs (Park Bottom)
- Views over the Countryside



Approximate net internal area: 1149.61 ft² / 106.80 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Approximate net internal area: 411.17 ft² / 38.20 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

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

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.