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**Whites Farm Garden, Whites Farm,
North Country, Redruth**

£175,000
Freehold





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Property Introduction

Contemporary in design, this attached bungalow was converted from original farm buildings in 2021 to create an imaginative property, ideal for a first time buyer, retired persons or as an investment for holiday letting.

On entering the property there is an impressive lounge/dining space with vaulted beamed ceilings and a well appointed kitchen area which creates a generous living environment. The double bedroom has an en-suite which is in a wet room style with door less entry shower enclosure and for the domestic items you want to keep out of sight, there is a utility room. The property is fully double glazed and heating is provided by a mains gas combination boiler.

To the outside there is a seating area to the front which is planted with hydrangeas and enjoys a rural outlook and there is also an allocated parking space. Ideal for all age ranges, viewing our interactive virtual tour is strongly recommended to appreciate the quality this property offers.

Location

Situated within two miles of the major town of Redruth and just half a mile from the A30, the north coast beaches of Porthtowan and Portreath are within two miles and three and a half miles respectively. The major town of Redruth offers a comprehensive range of both local and national shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and Redruth is home to Kresen Kernow which is a major resource for those researching their Cornish roots.

Truro, the commercial and cultural centre of Cornwall is within twelve miles and Falmouth on the south coast, which is Cornwall's university town, is within thirteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

OPEN PLAN LIVING ROOM 22' 11" x 16' 8" (6.98m x 5.08m) maximum measurements

Obscured glass uPVC double glazed window to the rear. Featuring a vaulted exposed beamed ceiling, laminate flooring and three radiators. The kitchen area features a range of eye level and base gloss ivory units with square edge working surfaces incorporating an inset stainless steel single drainer sink unit with pillar mixer tap. There are matching splashbacks, built-in under

unit stainless steel oven and inset ceramic hob with stainless steel cooker hood over. Built-in microwave. Vertical panelled doors open to:-

BEDROOM 12' 10" x 10' 1" (3.91m x 3.07m)

Obscured uPVC glass double glazed window to the rear. Two door wardrobe unit, inset spotlighting, radiator and laminate flooring. Vertical panelled door to:-

EN-SUITE

Designed in a wet room style and generous in size. Featuring a combined vanity unit with wash hand basin and mixer tap plus a concealed cistern WC with counter top over featuring an illuminated mirror and over sized door less entry shower enclosure with rain head plumbed shower incorporating shower panelling and featuring non-slip flooring throughout. Dual fuel towel radiator and inset spotlighting.

UTILITY 5' 0" x 4' 4" (1.52m x 1.32m)

Fitted with a range of eye level and base units having square edge working surfaces with space beneath for automatic washing machine and tumble dryer. Wall mounted 'Worcester' combination gas boiler. Laminate flooring.

OUTSIDE

To the outside there is a gravelled seating area with planted hydrangea beds and a view towards the north coast and Carn Brea. In front of the property there is an allocated parking space for one vehicle.

AGENT'S NOTE

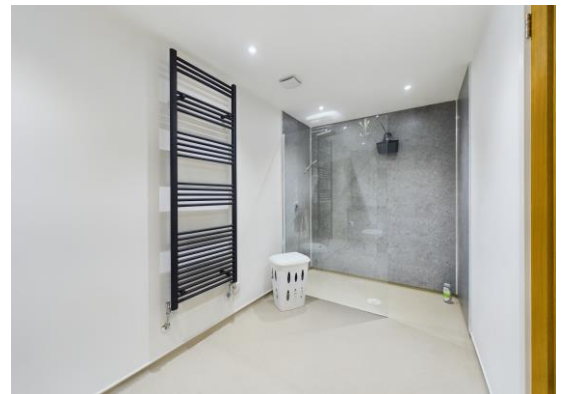
Please be advised that at the present time the property does not have a Council Tax banding as it is being used for holiday use.

SERVICES

Mains water (metered), mains gas, mains electric and mains drainage.

DIRECTIONS

Heading west on the A30 approaching the Avers interchange, exit the road and take the third exit heading towards Porthtowan. After passing through North Country the road drops down into the valley and after passing a turning to the left where the property will be found on the right hand side. If using What3words:- mended.regulator.indeed

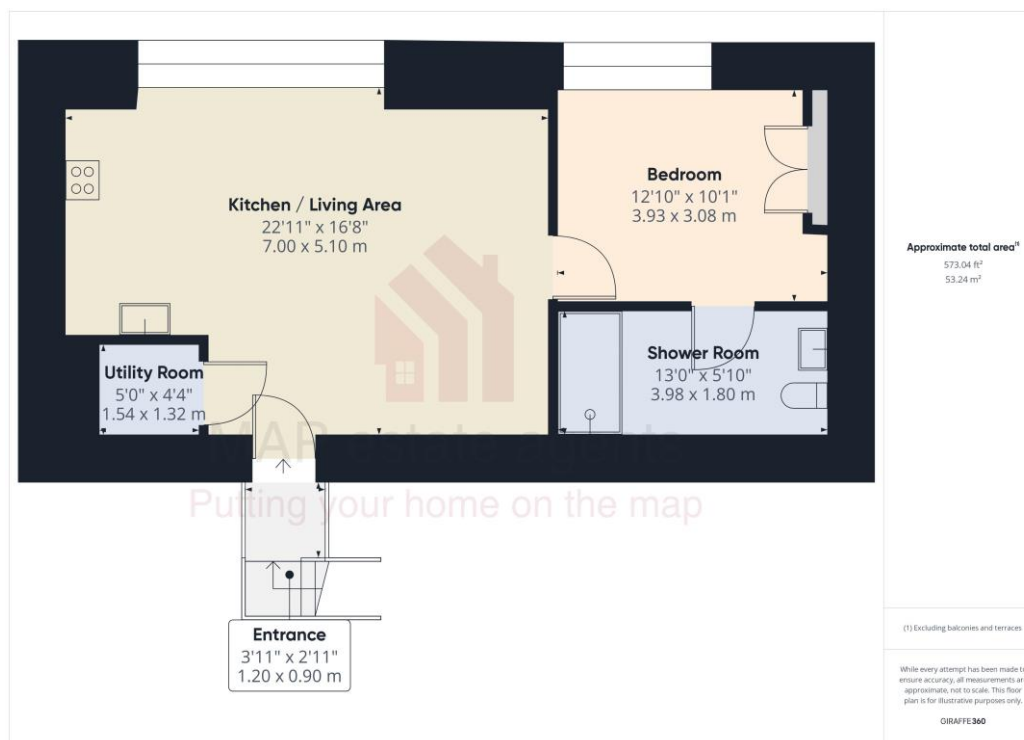


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern contemporary style bungalow
- One double size bedroom
- Open plan living and dining room
- Quality fitted kitchen
- Vaulted beamed ceiling to living area
- Generous wet room style en-suite to bedroom
- Fully double glazed
- Gas central heating
- Small garden area and parking
- Chain free sale



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