



Primrose Terrace
Portreath
Redruth
TR16 4JS

Guide Price £299,000

- POPULAR SEASIDE VILLAGE LOCATION
- MODERN ACCOMODATION
- TWO BEDROOMS
- OPEN PLAN LIVING/DINING AREA WITH LOG BURNER
- NO ONWARD CHAIN
- LOW MAINTENANCE GARDEN



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band -

Floor Area - 62.90 sq ft



PROPERTY DESCRIPTION

Located within the popular seaside village location of Portreath, we are delighted to market this two bedroom end of terrace cottage which has previously been used as a successful holiday let. Glen Mount briefly comprises of an entrance porch, an entrance hallway providing access to the two bedrooms and family shower room. Rising up to the first floor we have a lovely living space which benefits from a cosy log burner and an open plan living/dining aspect, which leads through an opening to the modern kitchen and utility space.

LOCATION

Portreath is a beautiful, historic harbour village, with the old mining tram roads, that have now been adapted to create excellent cycle trails, notably the coast-coast, Portreath to Devoran Tramway stretching from coast to coast. Other leisure options on the doorstep are the SW Coast Path walks, heading west towards Godrevy or East to Porthtowan or further to Chapel Porth and St. Agnes, all directions offering gorgeous scenery. The sandy beach and bay itself is popular with surfers and the village has a thriving Surf Life Saving Club. The nearby Gwel An Mor Resort offers 'The Famous Nine hole Golf Course' or close by you have the Tehidy Park Golf Club, which is a great parkland course in a lovely setting. Tehidy Country Park is 5 minutes drive away, offering 250 acres of woodland and lakes with 9 miles of footpaths to explore.

This seaside village is bustling all year round and offers a wonderful sense of community with a number of independent shops, cafes and local pubs, Post Office, a Costcutter, bakery, Junior School and Community Hall.

ENTRANCE PORCH

6'2" x 3'3" (1.9m x 1m)
Tiled flooring, UPVC double glazed window to side, UPVC 1/2 obscure panel double glazed door into:

ENTRANCE HALLWAY

Fitted carpet, stairs rising to first floor living area, doors into:

BEDROOM ONE

9'2" x 12'1" (2.8m x 3.7m)
UPVC double glazed window to front with character window seat, fitted carpet, radiator, fitted wardrobe, door into:

FAMILY SHOWER ROOM

UPVC double glazed obscure window to side, low level WC, built in sink with storage underneath and tiled splashback, shower cubicle with wall mounted electric shower and hand held attachment, tiled surround, wall mounted heated towel rail, extractor fan, door into:

BEDROOM TWO

10'5" max x 8'2" (3.2m max x 2.5m)
UPVC double glazed window to rear with double glazed side glass panel, fitted carpet, radiator, understairs storage, door into entrance hallway.

LIVING AREA/DINING AREA

12'5" x 16'0" max (3.8m x 4.9m max)
UPVC double glazed window to front, UPVC double glazed window to side, UPVC double glazed window to rear, wood effect flooring, radiator, beautiful log burner with black hearth, opening into:

KITCHEN

8'6" x 11'1" (2.6m x 3.4m)
Large UPVC double glazed window to rear, wood effect flooring, selection of base and wall units with work top over, stainless steel sink and drainer with mixer taps, tiles surround, space for fridge/freezer, space for dishwasher, space for oven, extractor fan over, door into:

UTILITY SPACE

UPVC double glazed obscure window to side, wood effect flooring, space for washing machine

FRONT ASPECT

Gated access into a private patio front garden providing access up to the property and a lovely seating area. This in turn wraps around the side to a decked area around to the rear of the property, where you will find a storage shed.



SERVICES

Mains Electricity, Mains Water, Mains drainage. (However we have not verified the connections).

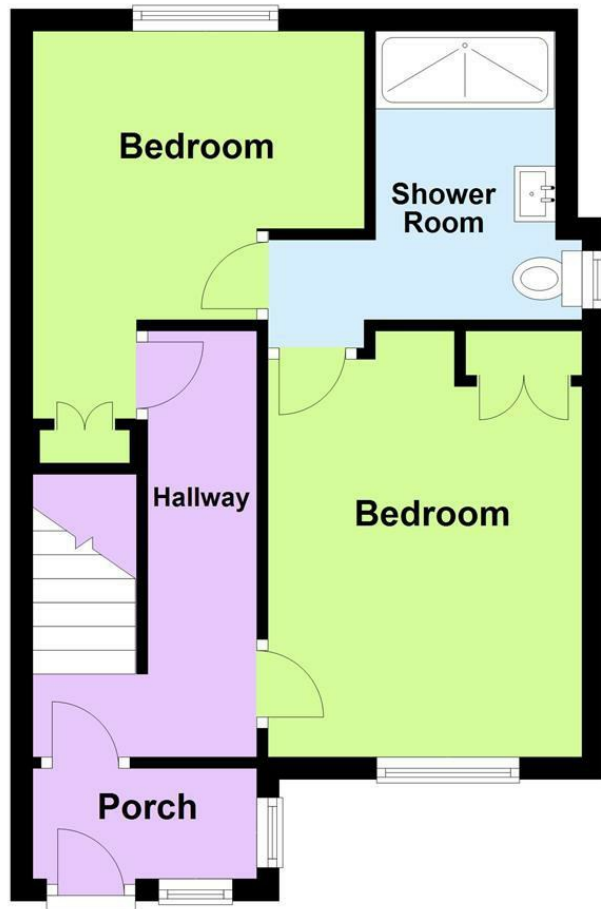
AGENTS NOTE

The current owners are paying business council tax and therefore are unsure about residential council tax.



Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

Valuation Request



 **Millerson**
millerson.com