

Clifton Road Park Bottom TR15 3UD

Offers In The Region Of
£325,000

- BEAUTIFUL MODERN DETACHED BUNGALOW
- NO ONWARD CHAIN
- OPEN COUNTRYSIDE VIEWS
- HIGH QUALITY FINISH
- TWO BEDROOMS
- SUBSTANTIAL GARDEN
- AIR SOURCE UNDERFLOOR HEATING
- ENSUITE
- QUIET LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 796.54 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this immaculate, detached bungalow which enjoys open countryside views and a large garden with the possibility of development (subject to permissions). Constructed in 2020, the property offers a high quality finish including Air Source underfloor heating, triple glazing, level and access and accommodation comprising a welcoming entrance hall, beautifully appointed kitchen, light and airy lounge/diner with bifold doors, utility room, two bedrooms with master ensuite and an additional shower room. Outside, a driveway provides comfortable off road parking adjacent to a large lawned garden to the side with the entire rear boundary backing onto farmland and open views towards Carn Brea.

Park Bottom is a small village situated on the rural outskirts of Illogan. Within a few hundred yards of the property is a local shop, public house, bus stop and is only 2.5 miles from the beach at Portreath. Tehidy Woods with its 250 acres of public woodland is only 1 mile away and the towns of Redruth and Camborne are almost equidistant.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure glazed composite door into:

ENTRANCE HALL

A welcoming entrance hall, wood effect tiled flooring, inset lighting oak internal doors to principle bedroom and lounge.

LOUNGE/DINING ROOM

15'8" x 12'7" (4.8m x 3.84m)

A large, light and airy dual aspect living space with bifold patio doors and open countryside views, double glazed window, wood effect tiled flooring with underfloor heating, inset lighting, oak internal doors to kitchen, utility, shower room and second bedroom.

KITCHEN

11'7" x 7'10" (3.55m x 2.4m)

A well appointed kitchen fitted with a range of matching gloss units and polished stone worksurfaces, under and over cabinet lighting, integrated induction hob, extractor hood, double oven, composite sink, double glazed window, spaces for dishwasher and fridge/freezer, tiled flooring with underfloor heating.

UTILITY ROOM

A useful utility room with space and plumbing for washing machine, stainless steel sink with mixer tap, water heater, fitted cupboards.

BEDROOM ONE

12'3" x 10'11" (3.74m x 3.33m)

A comfortable principle bedroom with dual aspect double glazed windows with one enjoying countryside views, wood effect tiled flooring with underfloor heating, inset lighting, electric roller blinds, pocket door into:

ENSUITE

A stunning ensuite shower room comprising a double shower cubicle, W.C and hand basin with fitted unit, additional fitted units, mirrored cabinet, heated towel rail, inset lighting, extractor fan, obscure double glazed window, tiled floor with underfloor heating.

BEDROOM TWO

10'11" x 8'1" (3.33m x 2.47m)

Double glazed window with open countryside views, tiled flooring with under floor heating, inset lighting.

SHOWER ROOM

A beautifully appointed shower room comprising double shower cubicle, W.C and hand basin with fitted units, chrome effect heated towel rail, mirrored cabinet, extractor fan, obscure double glazed window, tiled flooring with underfloor heating.

OUTSIDE

The property is approached over a driveway providing comfortable off road parking with a paved pathway to the front door and a pedestrian gate into a rear decked patio which enjoys beautiful countrywide views. Adjacent to the driveway is a substantial side garden which is laid to lawn and also enjoys open views along the entire rear boundary. The plot may also lend itself to potential development subject to necessary planning permissions.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Timber frame construction with rendered exterior.

Has timber supported roof with fibre-cement tiles

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

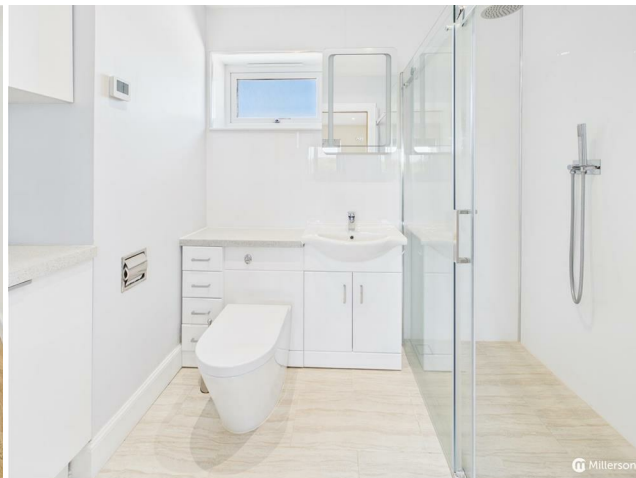
Heating: None

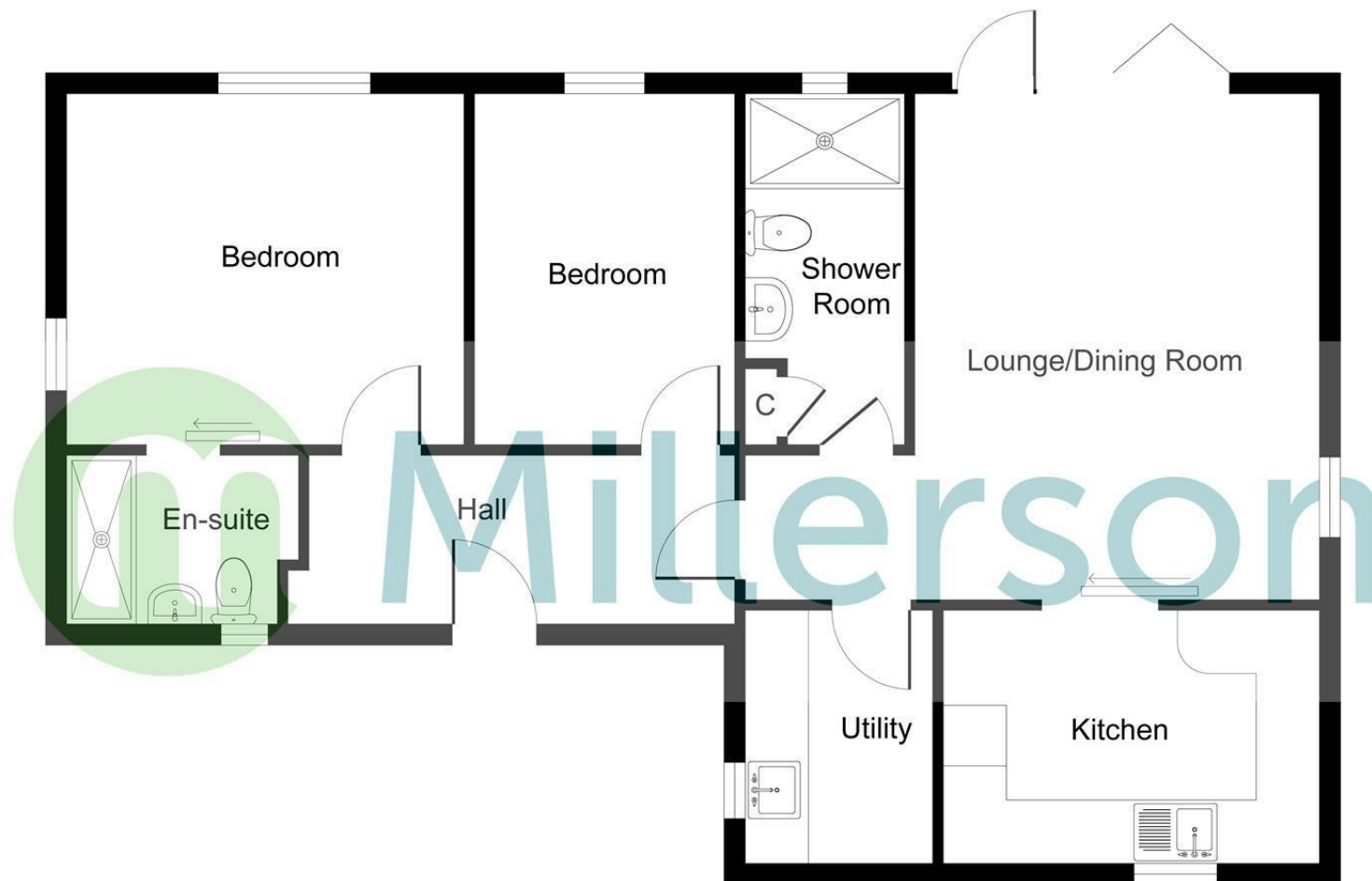


Heating features: Underfloor heating, Air source heat pump, and Triple glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great
 Parking: Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Level access, Wide doorways, and Level access shower
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 100 |
| (92 plus) A | 89 | |
| (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 | | |

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