

Tregea Hill | Portreath | Redruth | TR16 4PQ

Price Guide £365,000



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A wonderful opportunity to acquire a detached Brick clad Timber chalet with uninterrupted views out over the beach at Portreath which is just a 200 metre walk away.

Likely to be CASH BUYERS only due to the construction. Also a great redevelopment or holiday letting opportunity.

- Uninterrupted Sea Views
- 2 bedrooms
- · Council tax band A
- · Likely cash Buyers Only
- 200m from the beach
- Open plan living/kitchen
- EPC E49

A wonderful opportunity to acquire a detached brick clad timber chalet with uninterrupted views out over the beach at Portreath which is just a 200 metre walk away.

The property has an open plan L-shape living room opening to the kitchen/breakfast area, 2 bedrooms, rear porch and shower room. Having upvc double glazing, there is electric heating including 2 "Quantum" heaters.

parking for a vehicle, and steps and pathway leading up to the property.

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INFORMATION

Council Tax Band A

EPC E49

Broadband: Superfast Available (Offcom checker)

Freehold

Private drainage.

Living Area

11'10" x 10'0" (3.62m x 3.05m)

Sliding patio doors to the front with Sea View

Kitchen/breakfast Area

10'5" x 9'10" (3.20m x 3.02m)

base and wall cupboards. Space for undermounted appliances. electric cooker. Stainless steel sink. Canopy ceiling

Bedroom

8'4" x 8'3" (2.55m x 2.53m)

Dual aspect with sea views.

Bedroom

8'6" x 6'10" (2.60m x 2.10m)

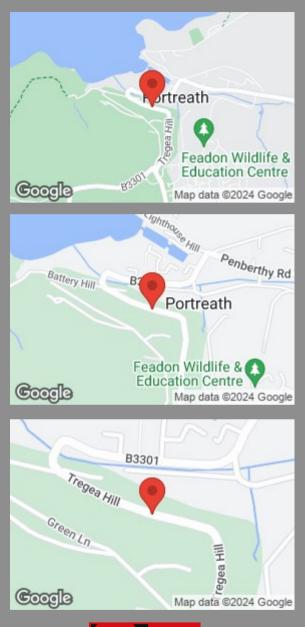
Shower Room

8'10" x 4'7" (2.70m x 1.42m)

White suite with quadrant shower cubicle, pedestal wash basin and w.c. Chrome heated towel rail.

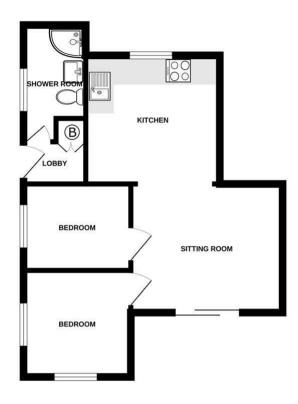
Outside

The property is approached up steps and a pathway from Tregea Hill at the base of which there is a parking space. There is an area of garden to the front and rear as well as an area of hillside.

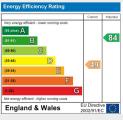








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, windows, rooms and any other items are approximate and no responsibility is taken for any en omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have no been tested and no guaral as to their operation or efficiency can be present.



				Current	Potentia
Very environmen	itally friendly	- lower C	D2 emission	3.8	
(92 plus) 🛝					
(81-91)	B				
(69-80)	C				
(55-68)		D			
(39-54)		E			
(21-38)			F		
(1-20)			G	l	
Not environmen	ally friendly	higher Ct	02 emissiar	15	

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