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Tehidy Gardens, South Tehidy, Camborne

£350,000
Freehold

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Property Introduction

Located in a favoured residential location, this generous detached bungalow occupies a corner plot and benefits from a high level of privacy.

Offering versatile accommodation, there are three bedrooms with the principal bedroom having en-suite facilities. The lounge, which enjoys a dual aspect, is light and airy, the fitted kitchen features an archway to a dual aspect dining room and there is a family bathroom. Fully double glazed there is modern electric heating. The gardens have been designed to be easy to maintain, largely paved and with a range of useful outbuildings and in addition to the detached garage, parking is available for three cars. In summary, a well proportioned bungalow in a sought after location close to Tehidy Country Park.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

South Tehidy is situated in a favoured residential area close to the nearby Tehidy Country Park which is recognised as an 'Area of Outstanding Natural Beauty' and within a short distance is Tehidy Golf Course. The north Cornish coast will be found nearby at Portreath which is noted for its active harbour and sandy beach and the coastal footpath runs through the village. The property benefits from easy access to the A30 (the principal route to and from Cornwall) and a mainline railway station will be found at either Camborne or Redruth with direct links to London Paddington and the north of England.

The cathedral City of Truro, which is the county's commercial, educational and retail centre, is within commuting distance as is the university town of Falmouth on the south coast. Cornwall's airport at Newquay is within twenty seven miles.

ACCOMMODATION COMPRISES

Sliding double glazed patio door opening to:-

ENTRANCE PORCH

Enjoying a dual aspect with double glazed windows to front and side and enjoying a brick relief. uPVC double glazed door opening to:-

HALLWAY

L-shaped with an engineered wood floor, four recessed storage cupboards and electric radiator. Access to loft space (which is boarded across the length of the bungalow) and vent for positive pressure ventilation system. Panelled doors open off to:-

LOUNGE 15' 8" x 11' 10" (4.77m x 3.60m) maximum measurements

Enjoying a dual aspect with uPVC double glazed patio doors to the front and side. Focusing on a 'Bradstone' fireplace with tiled hearth housing an electric fire. Electric radiator, recessed shelved alcove.

KITCHEN 9' 9" x 9' 7" (2.97m x 2.92m)

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel corner sink unit with double drainer and mixer tap. Built-in 'Hoover' eye level double oven, 'Hisense' inset ceramic hob with hood over, 'Bosch' dishwasher, brand-new wifi-enabled 'Hisense' washing machine and 'Beko' fridge/freezer. Squared archway through to:-

DINING ROOM 9' 8" x 8' 9" (2.94m x 2.66m)

Enjoying a dual aspect with uPVC double glazed patio door to the rear and uPVC double glazed window to side. Ceramic tiled floor and electric radiator.

PRINCIPAL BEDROOM ONE 11' 9" x 10' 11" (3.58m x 3.32m)

uPVC double glazed window to the front. Recessed two sliding door wardrobe, further storage with a bedroom fitment and drawer unit and with an engineered wood floor. Electric radiator. Panelled door to:-

EN-SUITE

Featuring a close coupled WC, vanity wash hand basin and recessed shower enclosure with 'Triton' electric shower. Ceramic tiling to walls, laminate flooring and towel radiator. Electric fan heater.

BATHROOM

Two uPVC double glazed windows to the side. Fitted with a vanity wash hand basin, close coupled WC and panelled bath with an electric 'Triton' shower over. Ceramic tiled walls, towel radiator and fan heater.

BEDROOM TWO 10' 5" x 9' 3" (3.17m x 2.82m)

uPVC double glazed window to the rear. Three door corner wardrobe units, engineered wood flooring and electric radiator.

BEDROOM THREE 8' 10" x 7' 2" (2.69m x 2.18m) plus door recess

uPVC double glazed window to rear. Electric radiator and engineered wood flooring.

OUTSIDE FRONT

To the front is a private garden which is largely paved and to one side there is a timber storage shed.

SIDE AND REAR GARDEN

The majority of the garden lies to the side and rear and again has been largely paved for ease of maintenance and there is a raised pond. External water supply, 8' x 6' aluminium framed greenhouse and further timber storage shed.

GARAGE 16' 1" x 9' 9" (4.90m x 2.97m)

Electric up and over door to the front, incorporating a utility area with 'Electra' tumble dryer and 'Beko' freezer and LG American-style fridge/freezer. Power and light connected.

WORKSHOP 9' 7" x 8' 4" (2.92m x 2.54m)

To the side of the garage with power and light connected.

PARKING

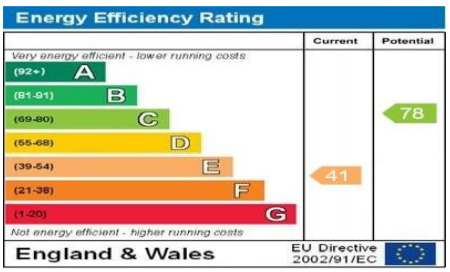
From the side of the bungalow that faces on to Tehidy Gardens, there is access to parking for three vehicles.

SERVICES

The property benefits from a metered mains water supply, mains electricity (smart meter) and mains drainage.

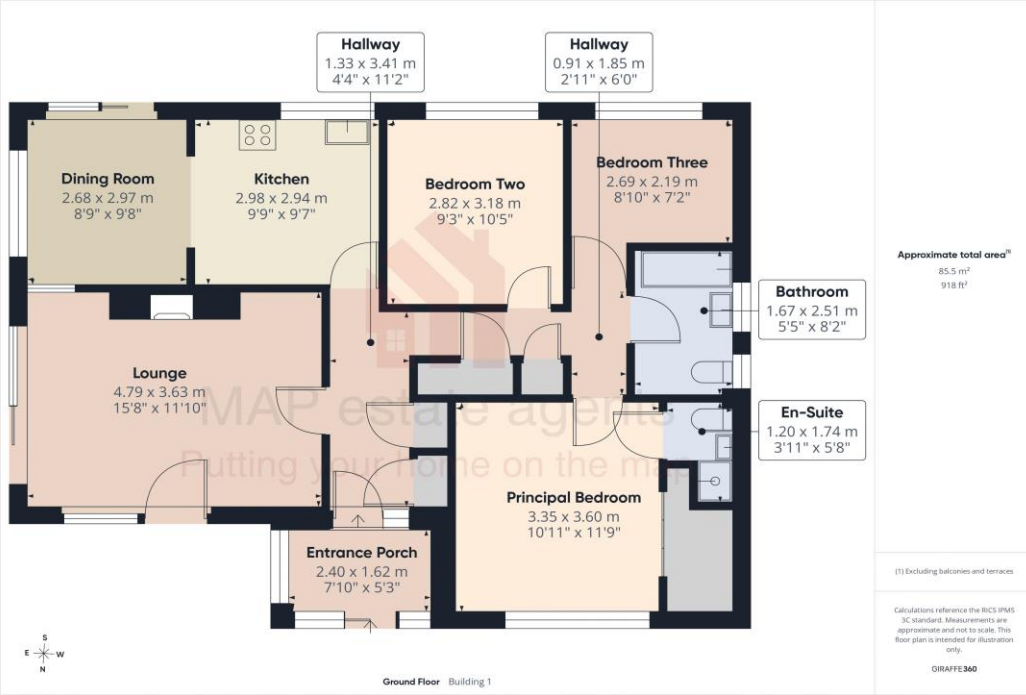
AGENT'S NOTEs

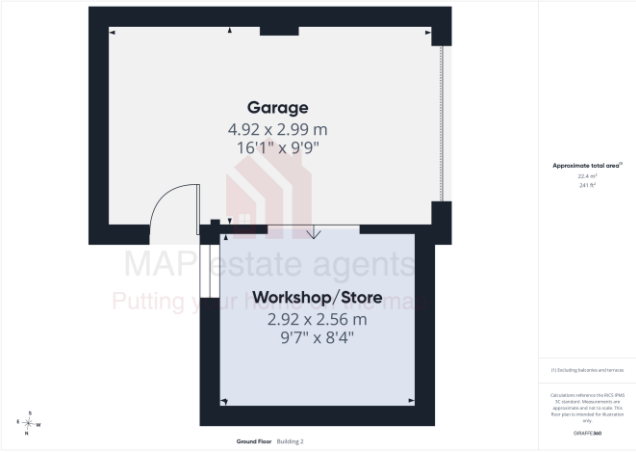
The property is band 'C' for Council Tax. Purchasers should be aware that the property has an estate maintenance charge which is currently £130.00 per annum towards the upkeep of the communal grounds, outside lighting and road maintenance of the estate.



DIRECTIONS

From the centre of Pool head in to Church Road, continue along the road carrying straight across at a mini-roundabout and then at the next mini-roundabout continue straight across. On entering South Tehidy, Tehidy Gardens will be identified on the left hand side and the property is the first one on the left hand side. If using What3words:- accordian.hunk.storyline





MAP's top reasons to view this home

- Detached bungalow in favoured location
- Three bedrooms
- Principal bedroom with en-suite
- Dual aspect lounge
- Fitted kitchen/dining room
- Family bathroom
- uPVC double glazing
- Modern electric heating
- Low maintenance gardens
- Garage and parking

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