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**West Park,
Redruth**

**£200,000
Freehold**





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Property Introduction

A semi-detached three bedroom, two reception roomed dormer bungalow, situated in a no through road location. The property has two generous bay fronted reception rooms, two ground floor bedrooms and a bathroom.

To the first floor is a further generous bedroom plus two useful storage spaces. To the outside there is an enclosed garden to the rear which is mainly laid to lawn with a variety of shrubs and bushes together with a useful wood store.

To the front is a paved area with a concrete path leading to the entrance door. The driveway provides off-road parking and access to the garage. Pedestrian access leads around to the rear.

Location

Located to the west of the town within a small development, Redruth school is a short walk and the centre of the town will be found just over half a mile away. Access to the A30 is within a mile. Redruth offers an eclectic mix of local and national shopping outlets together with a mainline railway station which connects to London Paddington and the north of England. The town is also home to Kresen Kernow which is a mecca for those researching their historic Cornish roots.

Truro, the administrative and cultural centre of Cornwall is a short drive away and here there are major retail outlets together with niche shops and a wide range of pubs and dining facilities. The Hall for Cornwall is also centrally located within the city. Falmouth on the south coast which is noted for its sailing waters is also home to Cornwall's only university campus.

ACCOMMODATION COMPRISES

Glazed entrance door opening to:-

HALLWAY

turning staircase to first floor. Doors off to:-

KITCHEN 11' 8" x 7' 9" (3.55m x 2.36m) maximum measurements

Double glazed windows and door to rear garden. Two radiators. Range of wall and base units with worktop over incorporating a sink. Space for washing machine, fridge, oven. Pantry to side. Door to:-

DINING ROOM 14' 3" x 11' 6" (4.34m x 3.50m) maximum measurements into bay

Bay windows overlooking the front garden. Radiator.

LOUNGE 11' 8" x 11' 2" (3.55m x 3.40m) plus bay

Bay window to front. Radiator. Fireplace (not in use).

BEDROOM TWO 11' 6" x 9' 8" (3.50m x 2.94m)

Double glazed windows to rear garden.

BEDROOM THREE 10' 11" x 8' 8" (3.32m x 2.64m)

Double glazed windows to rear garden. Feature fireplace (not in use). Storage cupboards. Radiator.

GROUND FLOOR BATHROOM

Obscured window to side. Bath with electric shower over, wash hand basin and WC. Extractor fan.

From hallway, turning staircase leading up to:-

HALF LANDING

Double glazed window to rear elevation.

FIRST FLOOR LANDING

Window to side elevation. Access to loft. Eaves storage cupboard. Airing cupboard with shelving. Doors off to:-

BEDROOM ONE 15' 10" x 11' 7" (4.82m x 3.53m) reduced head height to two sides, plus box window

A generous bedroom with a window to the front. Loft hatch and radiator.

OUTSIDE FRONT

To the front is a paved area with a concrete path to the front. Access to the side leads around to the rear and provides parking for approximately three cars in addition to the:-

REAR GARDEN

The garden is enclosed and is laid mainly to grass with a range of bushes and trees. A pathway leads through the garden to the back door. There is also a wood storage shed.

GARAGE (not measured)

A generous storage space, extended to be double length that could accommodate two cars in tandem. Garage door. Side pedestrian access.

SERVICES

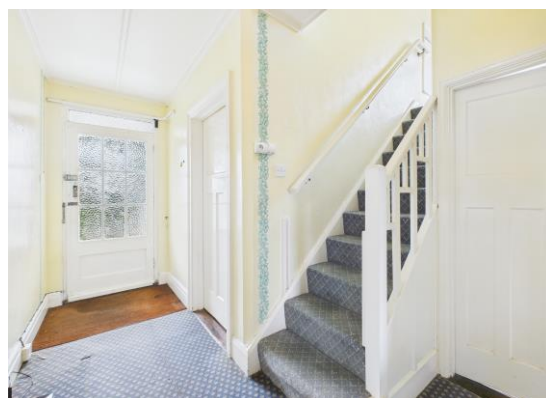
Mains metered water, mains drainage, mains electricity and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'B'. Due to the property's age and construction, we believe this to be suitable for cash purchasers only.

DIRECTIONS

From Redruth railway station, proceed down the hill turning slight right at the first set of traffic lights. At the next set of lights turn right and at the lights at the bottom on the town turn left at West End. Continue down the road passing Penventon hotel on the right hand side and after a mini roundabout take the next turning right into West Park and turn right again where the property will be identified on the left hand side. If using What3words:- wrong.thread.waltzed

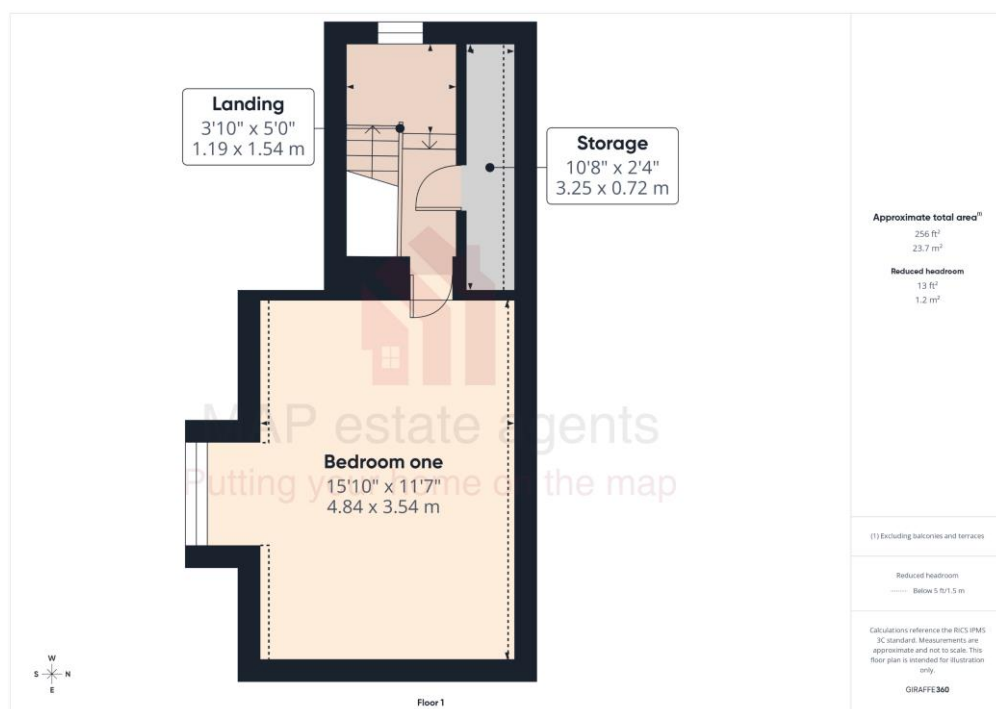
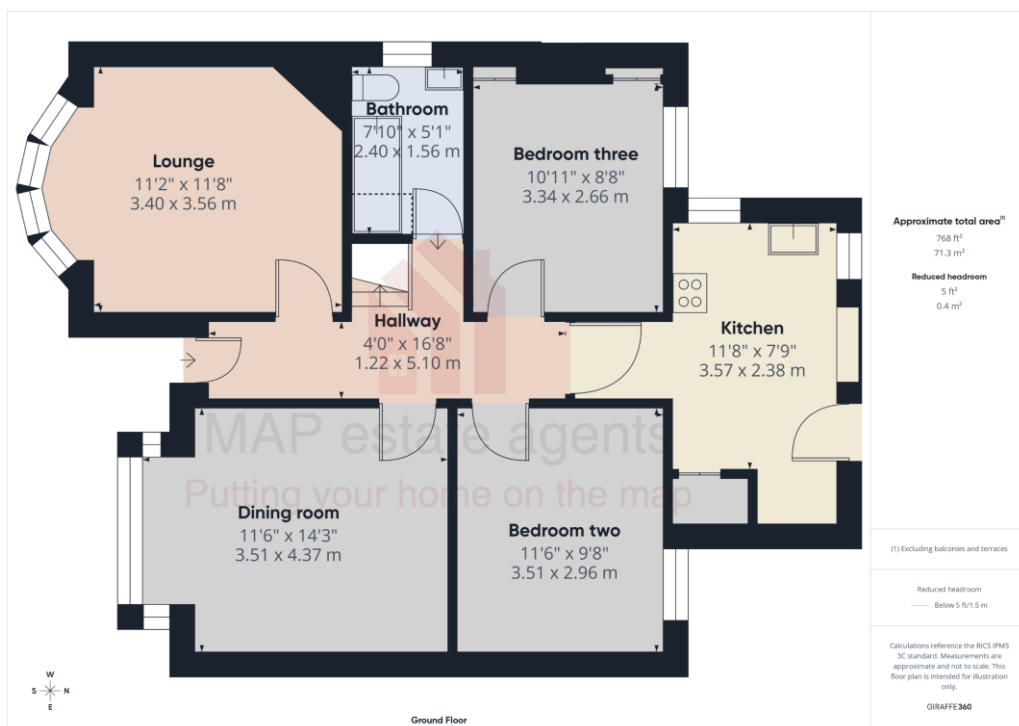


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	54	72
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Semi-detached dormer bungalow
- Two bay windowed reception rooms
- Three bedrooms
- Ground floor bathroom
- Majority double glazing and gas heating
- Gardens to front and rear
- Garage
- Parking
- Suitable for cash purchasers only - see Agent's Notes
- No through road location



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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