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**Beauchamp Meadow,  
Redruth**

**£350,000  
Freehold**





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## Property Introduction

Situated on a mature development on the Falmouth side of Redruth, this detached bungalow has been updated in recent years and now presents to a high standard. Offering three bedrooms with the principal having an upgraded en-suite, there is a fitted kitchen/diner, a family bathroom and the lounge enjoys an outlook over the garden to the rear. The windows and doors are uPVC double glazed with the windows being replaced during 2022/2023. Heating is provided by a modern gas boiler installed in 2021, still under the residue of a ten year warranty. There is attractive 'Karndean' flooring which makes the property ideal for those with pets, children or allergies.

To the outside there is a well stocked, attractive low maintenance garden to the front, a drive to the side which leads to the attached garage has parking for three vehicles and features an EV charger. The enclosed rear garden is on two levels, borders farmland and is designed to be easy to maintain and is stocked with a range of mature shrubs. In summary, a superb property which needs a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended to whet your appetite prior to arranging a closer inspection.

## Location

Beauchamp Meadow is a small development of bungalows and houses built in the early 2000's, it is conveniently located on the southern side of Redruth with easy access to Falmouth and the A30 and within a five minute drive, one will find the centre of Redruth where there is a mainline Railway Station which connects to London Paddington and the north of England. Redruth offers a range of both national and local shopping outlets, restaurants and is home to Kresen Kernow which is a mecca for those researching their Cornish roots. Lanner village lies close by and also has a convenience store, Public House, fish and chip shop and bakery together with primary schooling.

Falmouth on the south coast, which is Cornwall's university town is approximately nine miles away, the north coast village of Portreath, which is noted for its sandy beach and active harbour is within six miles and Truro, the administrative and cultural centre of Cornwall, will be found within ten miles.

## ACCOMMODATION COMPRISES

Double doors open to:-

## ENTRANCE VESTIBULE

Laminate floor. uPVC double glazed door with side screen opens to:-

## HALLWAY

Radiator, spotlighting and access to loft space via a loft ladder. Recessed storage cupboard and 'Karndean' vinyl flooring. Doors off to:-

## BEDROOM TWO 12' 8" x 11' 9" (3.86m x 3.58m) maximum measurements

uPVC double glazed window to the front. Radiator.

## BATHROOM

uPVC double glazed window to side. Fitted with a close coupled WC, vanity wash hand basin and panelled bath with mixer tap. Half ceramic tiling to walls, towel radiator and spotlighting.

## PRINCIPAL BEDROOM ONE 12' 3" x 11' 9" (3.73m x 3.58m) plus door recess

uPVC double glazed window to the rear enjoying an outlook over the garden. Radiator. Door to:-

## EN-SUITE

uPVC double glazed window to the side. Recently remodelled and featuring a concealed cistern WC, wall hung vanity wash hand basin and oversize shower enclosure with plumbed shower. 'Concrete' shower panelling to walls, towel radiator and vinyl flooring.

## LOUNGE 14' 8" x 11' 3" (4.47m x 3.43m) plus door recess

uPVC double glazed patio door opening on to the rear garden. Focusing on a wood fire surround housing an electric log effect focal point fire. 'Karndean' flooring and radiator.

## BEDROOM THREE 10' 10" x 6' 6" (3.30m x 1.98m)

uPVC double glazed window to side. 'Karndean' flooring and radiator.

## KITCHEN/DINER 13' 8" x 10' 8" (4.16m x 3.25m) maximum measurements

uPVC double glazed window to the front and uPVC double glazed door to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a one and a half bowl sink unit with mixer tap. Built-in eye level oven, four ring gas hob and space and plumbing for an automatic washing machine. Extensive tiled splashbacks, cupboard housing 'Worcester' combination gas boiler and radiator.

## OUTSIDE FRONT

To the front there is a low maintenance garden which is largely gravelled with a range of mature shrubs including rhododendron and specimen agapanthus. To the side of the property, the driveway which leads to the attached garage gives additional parking for three cars and there is an external water supply and an electric vehicle charging point.

## GARAGE 17' 9" x 8' 11" (5.41m x 2.72m)

Automatic roller door to the front (new motor installed in 2023). Power connected.

## REAR GARDEN

The rear garden is enclosed, secure for pets and younger children and is largely gravelled with a range of mature shrubs. There is a timber summerhouse and steps lead up to a further area of garden which borders farmland and is ideal for sitting out on sunny days and leads to an enclosed vegetable plot.

## SERVICES

Please be advised the property benefits from metered mains water, mains gas, mains electric and mains drainage.

## AGENT'S NOTE

The property is band 'C' for Council Tax purposes.

## DIRECTIONS

Heading out of Redruth towards Falmouth, after passing through Southdowns at a large roundabout take the first turning left into Sandy Lane and then turn immediately right into Beauchamp Meadow where the bungalow will be identified on the left hand side by our MAP For Sale board. If using What3words:- vacancies.reply.copycat

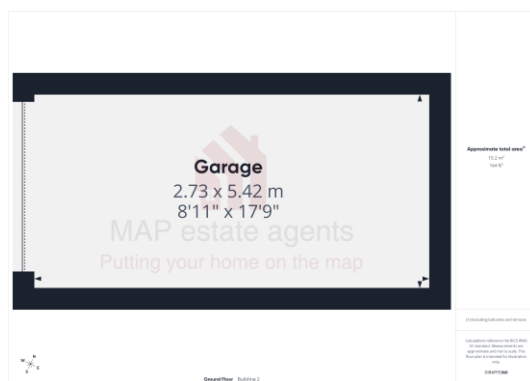
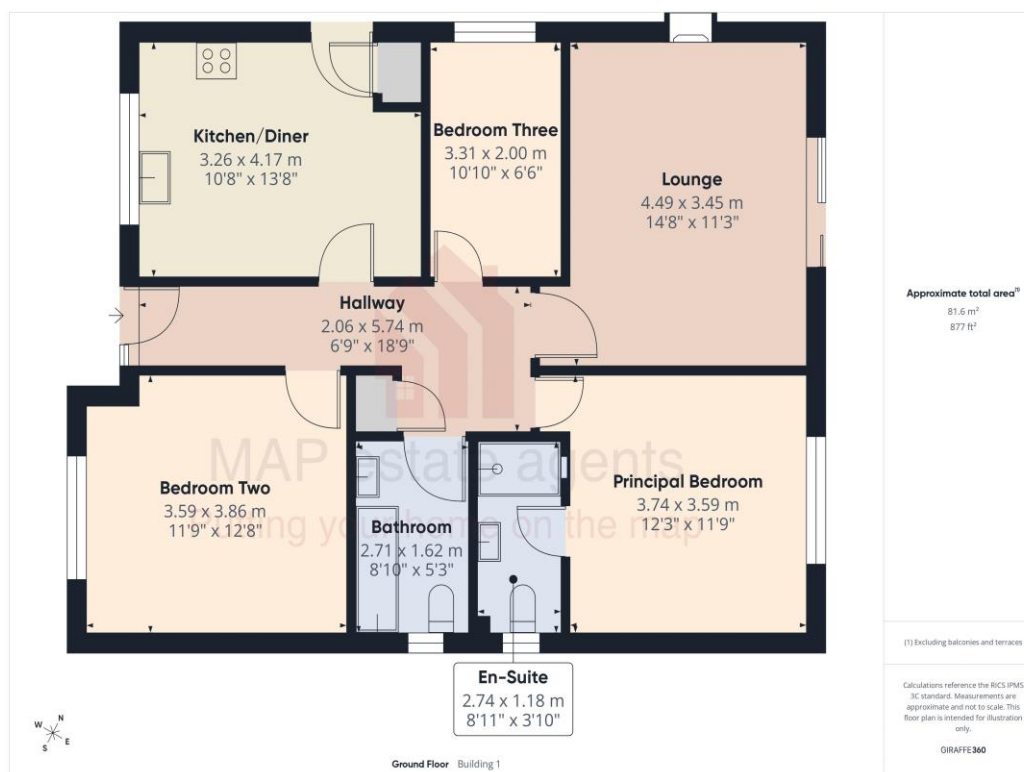


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         | 85        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



## MAP's top reasons to view this home

- Detached bungalow on edge of town
- Three bedrooms, principal en-suite
- Lounge overlooking rear garden
- Fitted kitchen/diner
- Family bathroom
- Gas central heating
- Replaced uPVC double glazing
- Low maintenance gardens to front and rear
- Driveway parking and detached garage
- Viewing strongly recommended



01209 243333 (Redruth & Camborne)  
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01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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