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BILL BANNISTER

Sales & Lettings



The Couplings, 17 Atlantic Way

Porthtowan, Truro, TR4 8AH

£280,000

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Looking for an opportunity to modernise and update a property in a sought after North Cornish coastal village, on a residential development where it is rare to see properties marketed? If so, then please read on ... Ideally situated in a quiet, elevated cul-de-sac within the estate is this two bedroomed bungalow with generous frontage. A very useful entrance porch gives access to an inner vestibule which has a doorway leading to the integrated garage and also accesses the internal living accommodation by way of the lounge/living room/diner. From here, sliding patio doors access a rear triple aspect conservatory which leads to the rear patio. From the lounge, open access is given to a good sized kitchen that would be large enough to accommodate dining if the new owner so wishes. The kitchen overlooks the front garden and has distant sea views and there is space for all of the essential appliances plus more. The kitchen could certainly be redesigned into a U-shape with a full range of integrated appliances. A rear hallway leads to the two bedrooms which has one at the front and one to the rear. The front bedroom also benefits from the distant sea views. The bedrooms are split by the position of a family bathroom. Externally, to the front, the good sized driveway can accommodate at least four vehicles. This leads to a single garage with an up and over door, lighting and power. There is also space for a workshop come potting area. There is a laid to lawn garden with mature borders. To the rear, there is a patio, accessed from both the conservatory and garage, which has a raised lawn area and mature borders of hedging and shrubbery. Furthermore, there may be an opportunity to extend the property subject to the appropriate planning permissions where applicable. In terms of location, Porthtowan is located on the South West Coastal Path. The beach can be reached on foot in around twenty five minutes or via a short drive. Here, you will find a variety

of hostelrys including a pub and a bar that both offer meals along with cafes and other shops. Further afield, Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be accessed in less than fifteen minutes by car. The main line railway station is also found in Redruth, plus there are bus services to Truro, Falmouth and other destinations, is also accessible being within a similar distance. Tehidy Country Park, which offers the largest area of woodland in West Cornwall, is within twenty minutes by car where you will also find Tehidy Park Golf Club. The main A30 trunk road is within four miles, the village of St. Agnes is less than ten minutes by car. There are also many other local towns and beaches which are conveniently accessible.

Upvc door to:

ENTRANCE PORCH

Obscure glazed window.

VESTIBULE

Door to garage and door to lounge.

KITCHEN

10'10" x 12'6" (3.32m x 3.82m)

Range of base level storage cupboards and drawers with roll edge work surfaces and upstands. Single stainless steel sink and drainer. Upvc double glazed window overlooking the front garden with sea views towards the north west. Radiator. An open pantry recess. Space and plumbing for washing machine and space for other white goods. Glow Worm boiler. Obscure glazed window to porch and open access to:

LOUNGE

10'11" x 16'9" (3.35m x 5.13m)

With sliding patio doors opening to the conservatory. Radiator.

CONSERVATORY

7'7" x 7'8" (2.33m x 2.35m)

With upvc double glazed French doors opening onto the rear patio. Radiator

REAR HALLWAY

Doors off.

BEDROOM ONE

10'7" x 12'5" (3.25m x 3.79m)

Upvc window overlooking the patio and garden. Radiator.

BEDROOM TWO

10'5" x 9'6" (3.19m x 2.92m)

Radiator. Sea views.

BATHROOM

7'5" x 6'8" (2.28m x 2.04m)

With a low level WC, wash hand basin with a tiled splash back, bath with a Triton electric shower over and tiled splash back. Double glazed window. Radiator. Storage cupboard. Loft access.

GARAGE

11'8" x 28'2" (3.56 x 8.61m)

Lighting and power. Workshop space. Up and over door. Pedestrian door to the rear garden. Double glazed window.

OUTSIDE

The front of the property has a driveway with parking for at least four vehicles. There is a laid to lawn area with mature borders of hedging and shrubs to two sides with a walled border to the driveway. This leads to the single garage/workshop and there is an outside tap plus a side pathway that accesses the rear garden. The driveway leads to the front door of the entrance porch.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and propane gas heating.

Broadband highest available download speeds - Standard 14 Mbps, Superfast 64 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Variable outdoor, Three - Good outdoor, O2 - Good outdoor, Vodafone - Variable outdoor (sourced from Ofcom).



Road Map



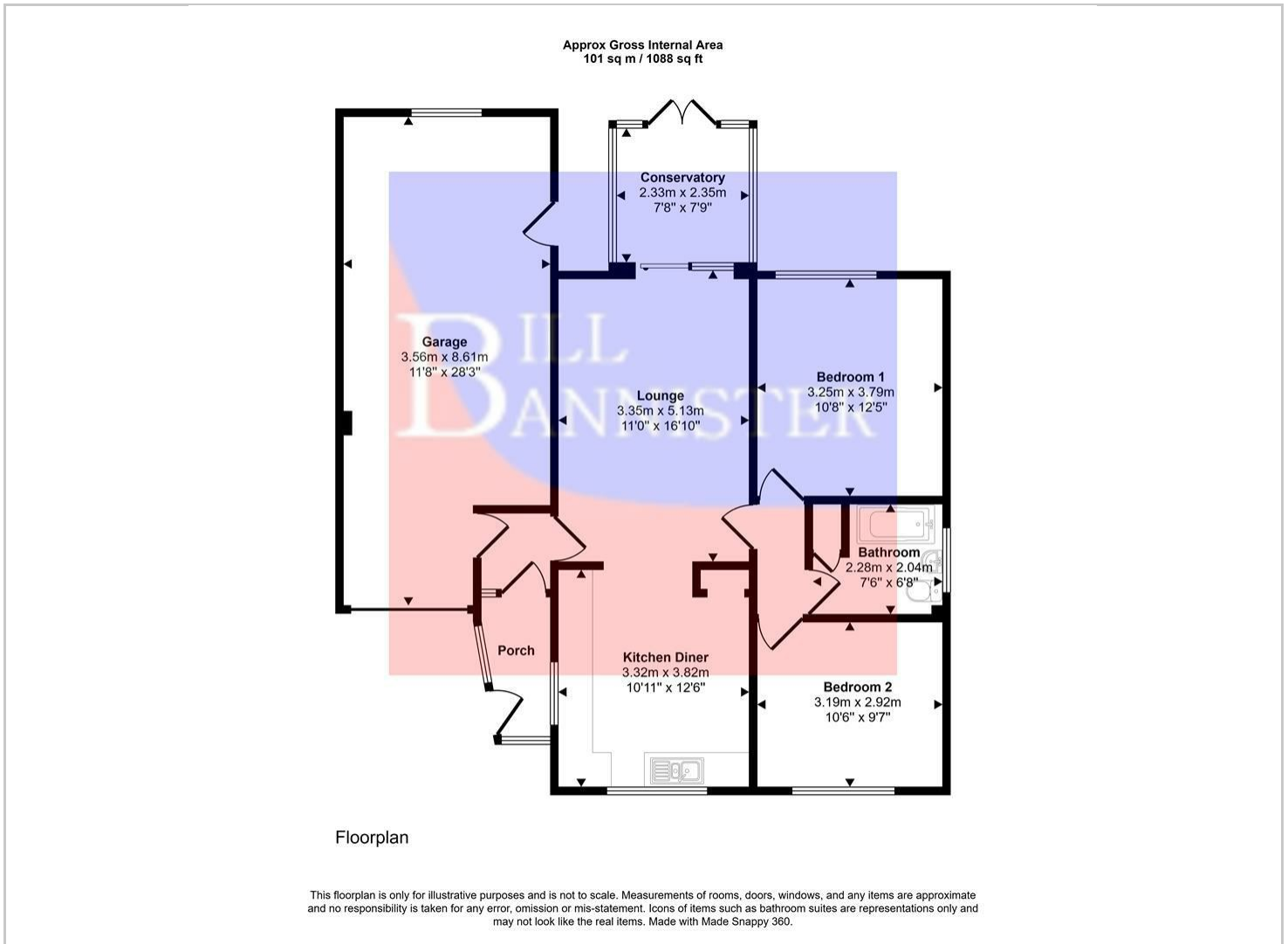
Hybrid Map



Terrain Map



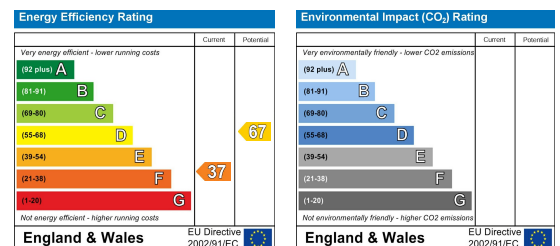
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.