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**Talgos Close,
Shallow Adit, Redruth,**

**£300,000
Freehold**





Talgos Close, Shallow Adit, Redruth £300,000 Freehold **Property Introduction**

Located within a quiet cul-de-sac position is this beautifully presented semi-detached bungalow enjoying an outlook towards to North coast.

Offered for sale for the first time in over thirty years, the owners have carried out a number of significant upgrades to include a re-fitted kitchen with a range of integrated appliances and a remodelled contemporary style shower room. A brick driveway offers ample parking and accommodation comprises of hallway, feature lounge with stone fireplace housing a gas fire, two bedrooms, shower room, an impressive re-fitted kitchen/diner and utility room which could be utilised as an occasional bedroom. There is a conservatory overlooking the delightful rear garden which offers a sheltered paved patio with pathways to the side and round to the front lawned garden. From the conservatory steps lead up to a timber workshop/storage shed with power connected and an adjoining potting shed.

A standout feature of the property is the delightful studio/garden room with canopy which makes the most of those long sunny days and is an ideal place for entertaining or for those who work from home with a step out onto artificial grass. There is an additional lawned garden via a small arched gateway with feature Cornish stone wall and borders with a variety of mature plants plus a further sitting corner space with storage unit. This property is a wonderful opportunity for a purchaser to walk into a lovely home and enjoy the outside space which has been subject to a lot of care and dedication.

Location

Redruth is a historic mining town full of industrial heritage and reminders of its past can be seen today with former engine houses and workings prominent locally and further afield. The town centre offers a number of retail outlets as well as a mainline railway station to London Paddington. The main A30 is also nearby making travelling to other destinations in the country and beyond that much easier. Due to the locality of the property, both north and south coasts are within reasonable travelling distance the north renowned for its surfing beaches and rugged clifftop walks while the south is more sheltered and perfect for other water sports such as kayaking, paddleboarding and sailing.

The city of Truro lays approximately twelve miles distant being the main centre in the county for shopping with its cobbled streets, Georgian architecture. It is a draw for just not locals but also visitors to explore and appreciate our small city.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC windows, double glazed door giving access to:-

LOBBY

Radiator, doorway giving access to :-

HALLWAY

Radiator. Access to :-

LOUNGE 14' 1" x 13' 8" (4.29m x 4.16m)

uPVC double glazed window, radiator, feature stone floor to ceiling fireplace with gas fire, tiled hearth. Two white dimmer switch.

KITCHEN/DINER (L-SHAPED)

KITCHEN AREA 12' 9" x 7' 9" (3.88m x 2.36m)

DINING AREA 11' 11" x 9' 9" (3.63m x 2.97m)

uPVC double glazed windows. One and a quarter sink unit with mixer tap, a good range of sage coloured base and wall mounted storage units, a range of work surfaces, integrated oven with hob and splashback and stainless steel extractor over. Integrated dishwasher, skirting LED lighting, plumbing for automatic washing machine, three drawer units, built in storage cupboard with radiator, wall radiator, storage cupboard with boiler, doorway giving access to:-

UTILITY

uPVC double glazed window, base storage cupboard with drawers over, worktop, radiator, built in storage cupboard, access to loft. This room could potentially be also utilised as an occasional bedroom.

CONSERVATORY 10' 4" x 6' 11" (3.15m x 2.11m)

uPVC double glazed sliding patio doors to exterior, tiled floor, radiator.

BEDROOM ONE 10' 9" x 10' 0" (3.27m x 3.05m)

uPVC double glazed window, a variety of built in furniture with wardrobes and drawer units.

BEDROOM TWO 9' 8" x 7' 10" (2.94m x 2.39m)

uPVC double glazed window. Built in bedroom furniture.

SHOWER ROOM

Double glazed window. Shower cubicle, close couple wc, large sink with two drawer units under, two wall cupboards, splashback and circular mirror over. Tiled walls, extractor fan, radiator.

EXTERIOR

As previously mentioned, immediately to the front of the property are ample parking facilities on the bricked driveway with a paved path with railings giving access to the property. The front garden is laid to lawn and has a variety of shrubs, Cornish stone wall and paved path via the side of the property accessing a gate leading to the rear garden. The rear garden is an absolute delight, again with a variety of paved walkways and steps with railings leading to an extensive paved patio with clothes drying facility and further range of flower borders. within the rear garden is a large workshop. A further step leads up to a further garden which has astro turf, built in seating with brick wall, planted borders with a variety of shrubs and flowers, from here is access into the impressive studio/garden room. A further pathway and small gate with archway leads to an additional area of garden which is laid to lawn and considered to be of a generous size with a further range of borders, a Cornish stone wall, fencing and stepping stones leading to a raised sitting area with a storage unit.

STUDIO/GARDEN ROOM 14' 1" x 7' 4" (4.29m x 2.23m)

uPVC double glazed windows and doors, power connected, built in storage cupboards with worktop and a recess for a fridge along with an external canopy. This area is an absolute delight to enjoy the sunny weather and an ideal space for entertaining.

WORKSHOP 11' 6" x 9' 3" (3.50m x 2.82m)

PLUS 9' 11" x 7' 11" (3.02m x 2.41m)

Adjoining potting shed, this has power connected with uPVC double glazed windows and is divided into two parts.

POTTING SHED 11' 10" x 3' 3" (3.60m x 0.99m)

SERVICES

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

AGENTS NOTE

The property's Council Tax band is band 'C'.

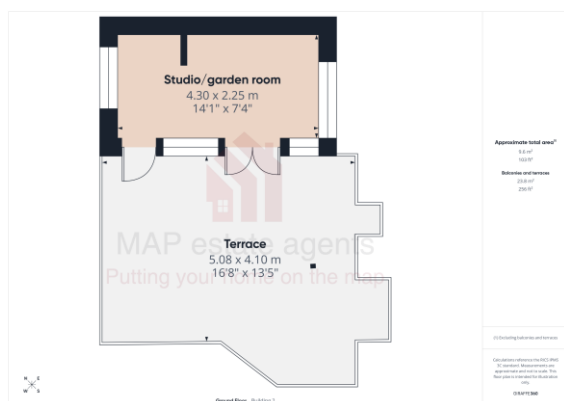


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Stunning modern semi-detached bungalow
- Two bedrooms, principal with built in furniture
- Lounge with feature gas stone fireplace
- Refitted kitchen/diner with integrated appliances
- Utility/potential occasional bedroom three
- Refitted shower room
- uPVC double glazed windows and doors
- Gas fired central heating system
- Ample driveway parking
- Delightful rear landscaped gardens



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