



MAP estate agents
Putting your home on the map

**Sparnon Gate,
Redruth**

**£235,000
Freehold**



working surfaces and incorporating a colour co-ordinated sink unit with mixer tap. Slot in 'Beko' double oven with ceramic hob over. Open beamed ceiling and slate effect tiled floor.

LOUNGE 11' 11" x 9' 6" (3.63m x 2.89m) maximum measurements

A dual aspect room with uPVC double glazed windows to the front and rear. Focusing on a wood fire surround with slate hearth housing a recessed wood burner, open beamed ceiling and laminate flooring. Turning stairs to first floor.

FIRST FLOOR LANDING

A central landing with access to the loft space and doors opening off to:-

BEDROOM ONE 9' 4" x 9' 3" (2.84m x 2.82m) maximum measurements

uPVC double glazed windows to front and rear. Bonnet ceiling.

BEDROOM TWO 9' 5" x 8' 6" (2.87m x 2.59m)

uPVC double glazed window to the front. Part bonnet ceiling.

SHOWER ROOM

uPVC double glazed window to the front. Remodelled with a close coupled WC, pedestal wash handbasin and oversize shower enclosure with 'Triton' electric shower. Recessed cupboard housing immersion tank with storage over.

OUTSIDE FRONT

To the front of the property there is a large lawned garden with planted shrub borders and there are three storage sheds. External water supply. To the front of the garden which is enclosed, there are parking spaces available for two vehicles on a gravel hard standing.

SERVICES

Main water (metered), mains electric and private drainage via septic tank.

AGENTS NOTES

The Council Tax band for the property is band 'B'. The cottage also has a positive pressure ventilation system installed which is ideal for purifying the air and helping to eliminate damp. Please note, some internal images have been furnished with the use of CGI.

DIRECTIONS

From Avers roundabout, follow the signs towards Porthtowan and at North Country cross roads take the turning left and then at a give way junction carry straight across heading towards Harris Mill and Illogan. At the top of the hill at a staggered junction turn immediately right and then left into a lane and follow along the lane dropping down into the valley where the property will be identified on the right hand side identified by our MAP For Sale board. If using What3Words :- mole.indulges.masts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Chain free sale
- Character cottage in rural location
- Two double size bedrooms
- Remodelled kitchen/dining room
- Dual aspect lounge with wood burner
- Restyled first floor shower room
- Beamed ceiling to ground floor
- uPVC double glazing
- Generous garden to front
- Parking for two cars



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.