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Putting your home on the map

Tregea Close, Portreath, Redruth

£295,000
Freehold







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Property Introduction

Located on the outskirts of the popular north coastal village of Portreath, is this immaculate semi-detached family home which has recently been professionally decorated throughout. Being offered for sale chain free, the property represents a wonderful opportunity for a purchaser to enjoy this ideal residential home being just a moments distance to the village shops and amenities. Upon entering the property via an entrance hallway, access is gained to a cloakroom with a glazed oak veneer door opening in to an open planned living space incorporating a lounge/diner and fitted kitchen. To the first floor are three bedrooms along with a family bathroom.

Throughout the property has the advantage of an air source heating system supplying underfloor heating to the ground floor with radiators to the first floor accommodation.
Externally to the front are two allocated parking spaces whilst the rear garden is enclosed, laid mainly to lawn with a paved patio accessed off the lounge and also a pedestrian gateway.

Location

Located on the breathtaking north coast, Portreath is a popular village and destination for both locals and visitors being popular with surfers and families to enjoy its sandy beach. As well as its pretty harbour having two tidal basins, it has a rich historical heritage going back to the 18th and 19th centuries where tin and copper were exported overseas and it now offers an array of popular shops and amenities along with Cornwall Gold Centre.

The main A30 is within a reasonable travelling distance whilst the popular north cliffs are also on the doorstep being a beautiful walk taking in some of the counties best coastal views and accessing on to Hayle as well as Tehidy Country Park. The cathedral city of Truro lies approximately fifteen miles distant being the main shopping centre within the county with Redruth being four and a half miles away and has its own mainline railway station.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Fuse box. Staircase to first floor. Thermostat heating control. Glazed door giving access to lounge and door to:-

CLOAKROOM

Pedestal wash hand basin, and close coupled WC. Extractor fan and wall mirror.

OPEN PLAN LIVING AREA 25' 6" x 15' 0" (7.77m x 4.57m) L-shaped, maximum measurements

LOUNGE

uPVC double glazed doors to exterior, double glazed window to rear elevation. Under stairs storage cupboard and underfloor heating.

KITCHEN

uPVC double glazed window to front elevation. One and a quarter stainless steel sink unit. A variety of base and wall mounted storage cupboards with under cupboard lighting, four drawer storage unit, integrated double oven, hob. Stainless steel splashback and extractor over. Integrated fridge and freezer. Recess for washing machine.



FIRST FLOOR LANDING

Storage cupboard with water heater. Radiator. Access off to:-

BEDROOM ONE 14' 0" x 7' 9" (4.26m x 2.36m) maximum measurements

uPVC double glazed window to front elevation. Radiator. Recess with hanging rail and shelf.



BEDROOM TWO 11' 1" x 7' 6" (3.38m x 2.28m) plus door recess

uPVC double glazed window to rear elevation. Outlook over the surrounding fields. Radiator.

BEDROOM THREE 8' 11" x 7' 2" (2.72m x 2.18m)

uPVC double glazed window to rear elevation with outlook over surrounding fields. Radiator.



BATHROOM

uPVC double glazed window to front elevation. Hand grip bath with shower over, shower screen, tiled surround and pedestal wash hand basin. Tiled splashback and close coupled WC. Shaver point, extractor fan and heated towel rail.

OUTSIDE

Two allocated parking spaces with access leading to the front door. A pathway via the side of the property has a pedestrian gate giving access into the rear garden which is laid mainly to lawn, being enclosed with a paved patio and useful external power point and also has the air source heating system unit.



SERVICES

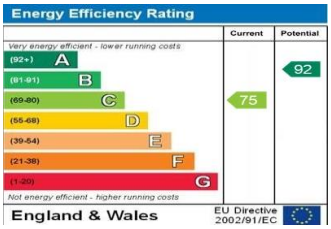
Mains water, mains drainage, mains electric.

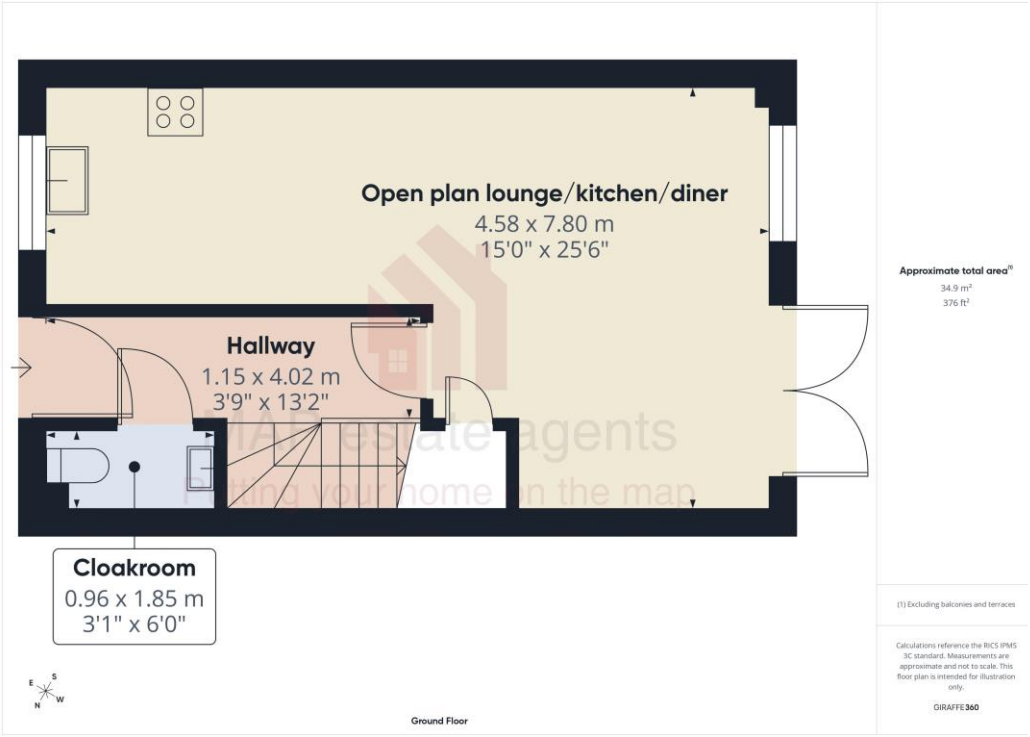
AGENT'S NOTES

The Council Tax band is band 'C'. As with many modern developments there is a small estate service charge payable per annum which is currently £250.00 towards the upkeep and maintenance of the development for lighting, grass cutting etc.,

DIRECTIONS

Proceeding down the hill into Portreath, follow the road towards the beach and main car park, following the road up the hill on the B3301. Upon reaching the top bear left proceeding past Fourth Vean on the left hand side taking the next turning on the left handside into Martyn Meadows. Continue for a short distance taking the first turning on the left hand side into Tregea Close turning left where the property is immediately in front of you. If using What3words: swims.ticked.besotted







MAP's top reasons to view this home

- A very well presented modern semi-detached home
- Three bedrooms
- Contemporary open planned living space
- Lounge with double uPVC doors to garden
- First floor bathroom plus ground floor cloakroom
- uPVC double glazed windows and doors
- Underfloor heating to ground floor
- Recently professionally redecorated
- Two allocated parking spaces and enclosed rear garden
- Offered for sale chain free

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