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**South View Park,
Porthtowan, Truro**

Guide Price £440,000
Freehold





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Freehold Property Introduction

Located within a quiet cul-de-sac on the outskirts of the popular coastal village of Porthtowan is this spacious link-detached bungalow. Occupying an elevated position and enjoying an open aspect towards open fields, the bungalow is believed to have been constructed during the 1970's. The property has a light and airy feel with the advantage of having an air source heat pump heating system along with uPVC double glazed windows and doors. Approached via a driveway offering off-road parking, this leads to an integral single garage with pedestrian doorway to the rear. Internally, a porchway accesses a good sized lounge/diner with feature wood burner with double doors leading into a conservatory overlooking the well maintained gardens. Additional accommodation comprises of a kitchen, three bedrooms and a bathroom. The rear garden is a delight and certainly a feature of the property with lawned gardens being well stocked with a good range of shrubs and borders and has the advantage of abutting open fields to the rear where a seating area has been placed taking in the views. The bungalow would be an ideal purchase for those seeking a coastal property but away from the village centre, yet within close proximity to the shops and amenities.

Location

Porthtowan is a popular village and tourist area renowned for its excellent surfing beach making it a desirable holiday destination. Local amenities include local shops, cafes and the Blue Bar whilst there is an array of walks nearby - either taking you inland to explore part of Cornwall's historical mining heritage, or the rugged clifftop walks leading to St Agnes and beyond. The cathedral city of Truro is approximately ten miles distant being the main centre in Cornwall for shopping with its three-spired cathedral and has an array of Georgian architecture and cobbled streets making it a popular destination for visitors and locals. Truro is also renowned for the Hall for Cornwall being located on the piazza, whilst the more sheltered south coast is within a reasonable travelling distance being popular for water sports such as sailing, kayaking and paddleboarding.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE PORCH

Single glazed circular window to front elevation. Boxed electric meters and doorway leading to:-

LOUNGE/DINER 21' 0" x 8' 6" (6.40m x 2.59m) L-shaped PLUS 10' 9" x 7' 8" (3.27m x 2.34m) into recesses

uPVC double glazed window to front elevation enjoying a pleasant outlook. Feature wood burner with slate hearth, built-in storage

cupboards to side with recesses over. Two storage heaters. Access to:-

KITCHEN 9' 9" x 7' 3" (2.97m x 2.21m)

Double glazed window to conservatory. One and a quarter sink unit, a variety of base storage cupboards with drawers over, wall mounted units, work surfaces and recess for cooker with extractor hood over. Plumbing for dishwasher, part tiled walls and courtesy door giving access into garage.

CONSERVATORY 12' 10" x 9' 7" (3.91m x 2.92m)

uPVC double glazed doors and windows enjoying an outlook over the garden.

INNER HALLWAY

Radiator. Access to:-

BEDROOM ONE 12' 1" x 7' 10" (3.68m x 2.39m)

uPVC double glazed window to rear elevation. Radiator and shelved recess.

BEDROOM TWO 11' 0" x 9' 3" (3.35m x 2.82m)

uPVC double glazed window to front elevation. Radiator. Double wardrobe and pleasant views towards the distant fields.

BEDROOM THREE 9' 9" x 7' 10" (2.97m x 2.39m)

uPVC double glazed window to front elevation with large wooden worktop, ideal for those working from home. Radiator. Open views towards distant fields.

BATHROOM

Panelled bath with vanity wash hand basin and double storage cupboard under, shower cubicle, part tiled walls and close coupled WC. Built-in storage cupboard and chrome heated towel rail.

OUTSIDE FRONT

The front garden is laid to lawn with a variety of shrubs and a paved pathway leads to the front door. A tarmac driveway accesses the single garage where an electric charging point has been installed.

GARAGE 17' 9" x 7' 11" (5.41m x 2.41m)

Garage door to front and pedestrian door to rear.

REAR GARDEN

The rear garden is an absolute delight with a feature paved patio overlooking the garden with steps up to an extensive lawn with a good variety of shrubs, trees and stone wall and step down to pedestrian access the garage as well an external water tap. Within the garden is a summerhouse with steps accessing to a further raised level abutting open fields where a sitting space has been strategically placed taking in the views.

SERVICES

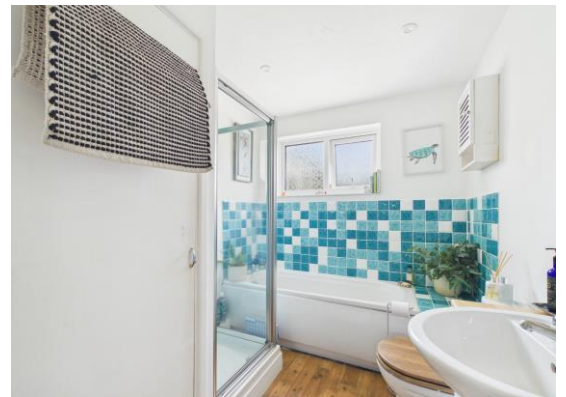
Mains drainage, mains water and mains electric.

AGENT'S NOTE

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

DIRECTIONS

Proceeding into Porthtowan from St Agnes continue up the hill avoiding the turning on the right hand side taking you in to the village, as the road starts to bear round to the left proceed on straight ahead where South View Park is situated on the right hand side with this particular property located on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- doubt.tutorial.lousy

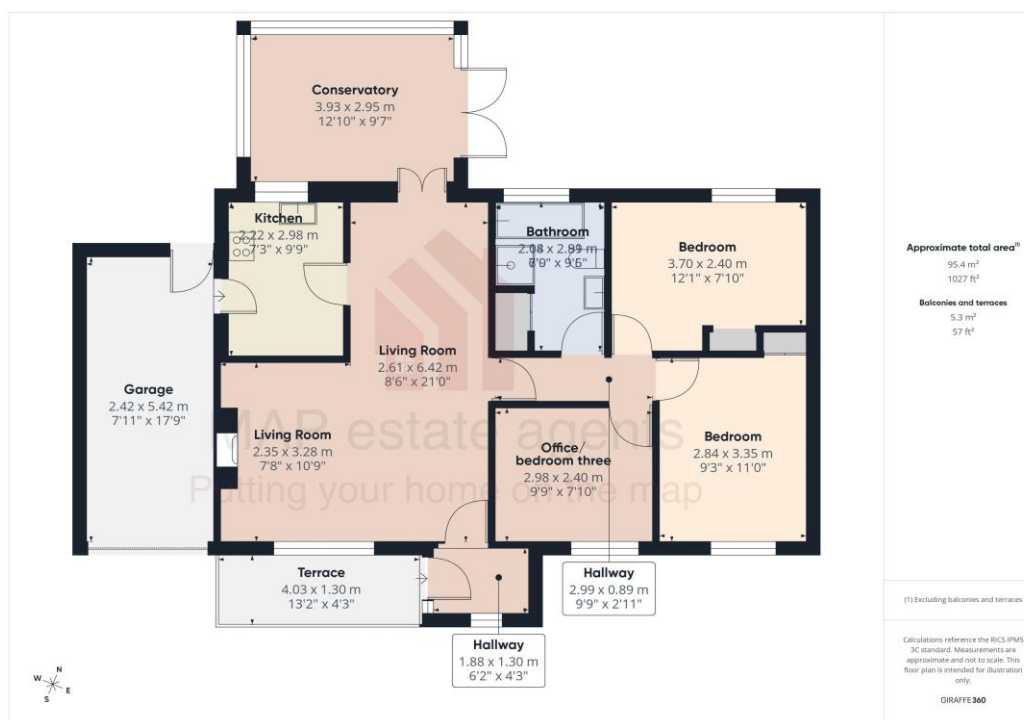


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Spacious link-detached bungalow
- Located in an elevated position enjoying a pleasant outlook
- Three bedrooms
- Generous lounge/diner with feature wood burner
- Conservatory
- Integral garage, driveway parking and electric car charger
- uPVC double glazing
- Air source heat pump
- Sought after residential cul-de-sac position
- Abutting fields to the rear



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

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