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**Pengover Parc,
Redruth,**

**£190,000
Freehold**





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Property Introduction

Presented to the market in excellent order, this well-maintained two-bedroom modern house enjoys a convenient position on the residential outskirts of Redruth, providing easy access to the town centre, local amenities, educational facilities and the A30.

The accommodation briefly comprises a welcoming lounge with a gas feature fire, a well-appointed kitchen/dining room, two double bedrooms and a bathroom. The property benefits from double glazing, and a useful front porch.

Outside, the property enjoys a front garden, which includes a small raised section with potted plants and a low brick wall, adding charm and character. To the rear is a low-maintenance paved garden with rear access.

The property also overlooks a spacious communal green area, providing an attractive open outlook and an ideal space for recreation and outdoor activities. Resident parking is available to the front.

Location

The property is conveniently located for easy access to Redruth town centre and the A30 trunk road. Redruth offers a wide range of local amenities, with a variety of retail outlets, traditional high street stores and an out-of-town supermarket.

The town also benefits from a mainline railway station, providing direct services to London Paddington and destinations across the north of England. The A30 trunk road is conveniently located within approximately a quarter of a mile.

The north coast at Portreath, renowned for its sandy beach and active harbour, is approximately five miles away. Truro, Cornwall's administrative and cultural centre, is within approximately ten miles, while Falmouth, the county's university town on the south coast, is approximately eleven miles away.

ACCOMMODATION COMPRISES

Double glazed door to:-

ENTRANCE PORCH

Double glazed door to side. Double glazed window to front. Tiled floor. Door to:-

LOUNGE 14' 3" x 13' 7" (4.34m x 4.14m)

A welcoming and comfortable reception room with uPVC double glazed window to the front, allowing plenty of natural light. The room features a gas fire, carpeted flooring and useful understairs storage. Stairs rise to the first floor, with door providing access to the:-

KITCHEN/DINER 13' 6" x 8' 9" (4.11m x 2.66m)

A beautifully presented and well-appointed kitchen/dining room, thoughtfully designed to make excellent use of the available space. The kitchen features attractive warm oak cabinetry, complemented by tiled splashbacks and contemporary dark slate-effect floor tiles. A large uPVC double glazed window overlooks the rear garden, providing plenty of natural light, while a uPVC door gives direct access to the garden. The kitchen is fitted with a black composite sink with chrome mixer tap and drainer, together with a range of matching wall and base units providing ample storage. Integrated appliances include space for washing machine, built-in oven and gas hob. The dining area provides a space for everyday meals and entertaining, with the attractive outlook over the rear garden adding to the appeal of this well-presented room.

From the lounge, stairs to:-

FIRST FLOOR LANDING

Loft access, useful storage cupboard housing the hot water cylinder and doors leading to all first-floor rooms.

BEDROOM ONE 11' 4" x 10' 1" (3.45m x 3.07m) plus recess

Generously sized double bedroom featuring a large uPVC double-glazed window to the front, allowing plenty of natural light into the room while enjoying an open view towards Carn Brea and the surrounding area. The room benefits from carpet flooring and space for a double wardrobe.

BEDROOM TWO 11' 7" x 6' 11" (3.53m x 2.11m) maximum measurements

A good-sized second bedroom with a double-glazed window to the rear overlooking the garden.

BATHROOM

A modern bathroom with a white bath and electric shower over, glazed screen and chrome fittings, vanity unit with wash basin and useful storage, WC with wood-effect paneling. uPVC double-glazed window to the rear overlooking the garden. Heated towel rail and light wood-effect flooring complete the room.

OUTSIDE REAR

The enclosed rear garden is thoughtfully landscaped for ease of maintenance, featuring a paved seating area, artificial lawn and gravelled sections. Well-stocked flower beds, potted plants and climbing greenery add colour and interest, with a useful garden shed providing additional storage. The garden is enclosed by fencing and stone walling, creating a private and attractive outdoor space. The property presents a neat and well maintained frontage with a paved pathway and gravel borders leading to the main entrance.

OUTSIDE FRONT

In front of the house lies a spacious communal green area, an open grassy field shared by neighbouring homes, ideal for outdoor leisure or children's play. To the side of the property, a paved pathway runs along the boundary, providing convenient access to the rear garden via a secure gate. This layout ensures privacy while maintaining easy connectivity between the front and back outdoor spaces.

SERVICES

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

AGENTS NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street, at the give way bear left into East End and then take the next left into Drump Road, continue down the full length of Drump Road and at a mini-roundabout bear right into North Street, take the first turning right into Strawberry Lane and continue to the far end of Strawberry Lane where you enter Pengover Parc and bearing around to the left the property will be identified on the left hand side by our For Sale board. If using What3words:-riverboat.imparting.roadways

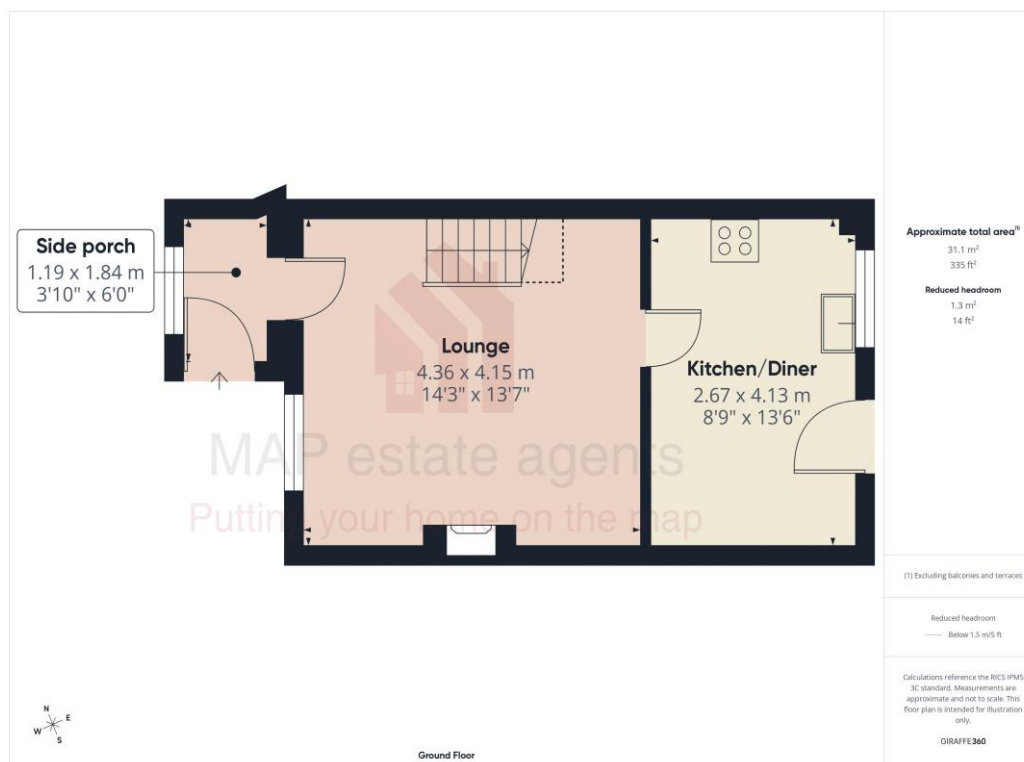


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	42	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modern end terrace house
- Two bedrooms
- First floor bathroom
- Kitchen/diner
- Lounge
- Fully double glazed
- Front & rear gardens
- Ideal for first-time buyers
- Residents parking
- Garden to rear with access to playing field and garden shed



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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