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**Penlean Close,  
Mount Ambrose, Redruth**

**£262,500  
Freehold**





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## Property Introduction

Situated within a quiet cul-de-sac on the outskirts of Redruth is this detached two bedroom bungalow being offered for sale chain-free.

Benefiting from uPVC double glazed windows and doors along with a comprehensive gas fired central heating system, the accommodation comprises of an entrance porch, lounge/diner, conservatory, kitchen, two bedrooms and a shower room.

Externally to the front is a lawned garden with a driveway accessing the single garage with a useful workshop to the rear. The rear garden is enclosed with a patio, lawn and a variety of mature shrubs along with a useful single storage shed.

## Location

The town of Redruth offers a good range of retail outlets along with out-of-town supermarkets being close at hand. A mainline Railway Station operates to London Paddington and is ideally situated for access to the main A30 trunk road as well as the popular north coastal villages of Portreath, Perranporth and St Agnes, which are popular for their surfing beaches and clifftop walks.

The Maritime town of Falmouth is approximately fifteen miles distant and is renowned for its excellent sailing waters and is popular for water sports, such as kayaking and paddleboarding. The city of Truro is also within a reasonable travelling distance being the main centre in Cornwall for business and commerce, being also home to the Hall for Cornwall located on the piazza along with its three-spired cathedral being a popular attraction.

## ACCOMMODATION COMPRIMES

uPVC double glazed to:-

### ENTRANCE VESTIBULE

Fifteen pane glass door to:-

### ENTRANCE HALLWAY

Loft access and radiator. Door to:-

## LOUNGE/DINER 15' 2" x 9' 11" (4.62m x 3.02m)

## PLUS 11' 9" x 7' 10" (3.58m x 2.39m)

uPVC double glazed window to the front with sliding patio door to conservatory. Wall-mounted electric fire and radiator.



## KITCHEN 11' 4" x 7' 1" (3.45m x 2.16m) maximum measurements

uPVC double glazed window to the rear and uPVC double glazed door to conservatory. Stainless steel single drainer sink unit with mixer tap, base storage cupboards with drawers over, wall mounted storage cupboards, working surfaces, recess for cooker, plumbing for automatic washing machine and storage cupboard with gas boiler.

## BEDROOM ONE 10' 0" x 9' 7" (3.05m x 2.92m) maximum measurements

uPVC double glazed window to the front. Built-in double wardrobe and radiator.

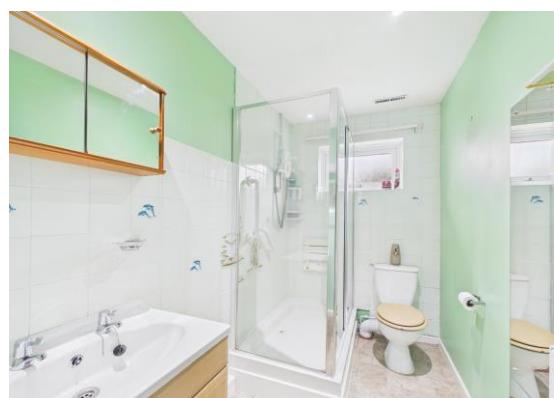


## BEDROOM TWO 9' 4" x 7' 6" (2.84m x 2.28m) maximum measurements

uPVC double glazed window to the rear. Built-in double wardrobe and radiator.

## SHOWER ROOM

Shower unit, vanity wash hand basin with double storage cupboard under, close coupled WC, part tiling to walls and wall lighting with shaver point. Radiator.



## CONSERVATORY 13' 8" x 7' 2" (4.16m x 2.18m)

uPVC double glazed windows and uPVC double glazed doors to the outside.

## OUTSIDE FRONT

Immediately to the front of the property is a lawned garden with driveway adjacent giving access to:-

## SINGLE GARAGE 16' 5" x 8' 5" (5.00m x 2.56m)

Up-and-over door with electric, light and power points and access to a useful workshop area to the rear.

## REAR GARDEN

The rear garden is enclosed being laid mainly to lawn with a paved patio, a variety of mature shrubs and a useful storage shed.



## SERVICES

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

## AGENT'S NOTE

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

## DIRECTIONS

From Scorrier, following the A3047, at the roundabout, take the second exit continuing on the A3047 taking the first turning on the left-hand side into Cardrew Way. Take the first turning on the left-hand side into Treganoon Road taking the next turning on the left into Penlean Close, continue following the road around where the property will be identified on the left-hand side where a MAP 'For Sale' board has been erected. If using What3words:

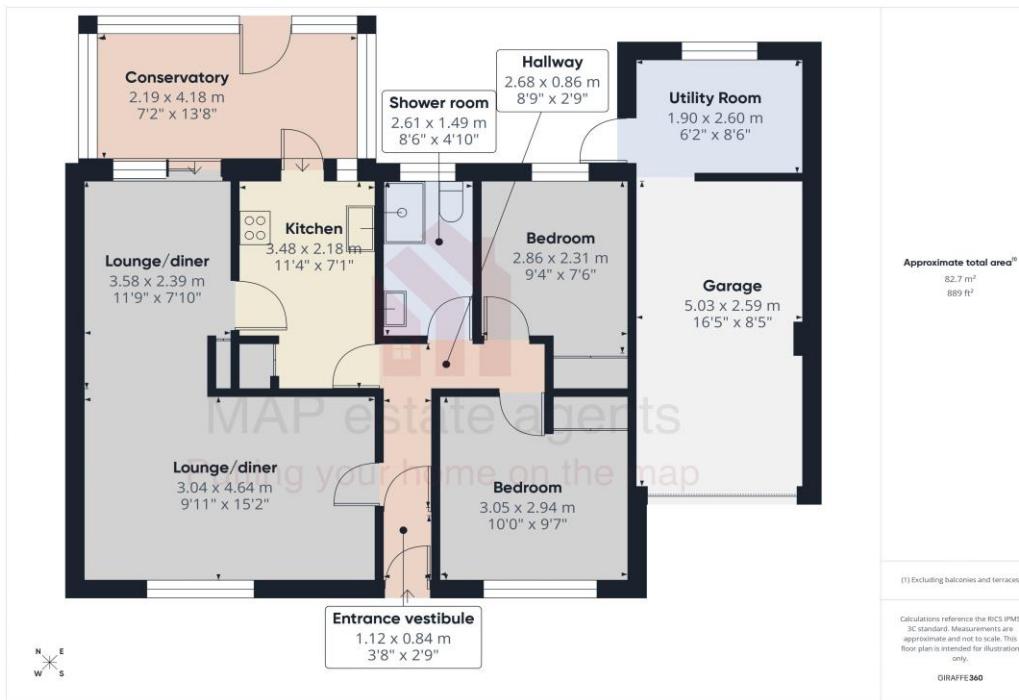
drip.presenter.dates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	76
(1-20)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached bungalow
- Two bedrooms
- Located in a quiet cul-de-sac location
- Chain-free sale
- Shower room
- L-shaped lounge/diner, kitchen
- Conservatory
- uPVC double glazed windows and doors, gas central heating
- Enclosed rear garden with storage shed
- Driveway parking, single garage to the rear



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

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