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Sales & Lettings



## Greenacre South Drive

Tehidy, Camborne, TR14 0EZ

**£750,000**



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This detached bungalow is set in a most popular and indeed lovely residential location in South Tehidy. Properties in this area do not often come up for sale, it is offered with no onward chain and is now ready to update to your own specifications. There are two reception rooms and a kitchen, four bedrooms with the master having an en-suite and a family bathroom. An oil fired heating system is provided complemented by double glazing. The gardens are approximately three quarters of an acre and certainly are a lovely feature of the property. They extend to both the front and rear with mature trees, borders, well established flower beds etc and would be a heaven for the keen gardener. Access is given to Tehidy Country Park, the golf course and the A30 is approximately one and a half miles distant.

## ENTRANCE PORCH

**8'4" x 5'10" (2.55m x 1.80m)**

Leading to:

## HALLWAY

With a radiator and loft access.

## LOUNGE

**11'6" x 24'2" (3.53m x 7.39m)**

A lovely dual aspect room with patio doors to the garden. There is a fire surround and a radiator. Double doors to:

## DINING ROOM

**13'8" x 14'4" (4.19m x 4.38m)**

With a fireplace and hearth. Radiator.

## KITCHEN

**10'11" x 13'10" (3.35m x 4.22m)**

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath and space for white goods. Complementary eye level cupboards and a fitted oven, hob and hood.

## CONSERVATORY

**14'2" x 8'4" (4.34m x 2.55m)**

## CLOAKROOM

**6'3" x 10'6" (1.91m x 3.22m)**

Housing the Worcester boiler with a worktop, an enclosed wash hand basin and shelves plus a mirrored cabinet. Airing cupboard housing a hot water cylinder.

## BEDROOM 1

**10'7" x 11'3" (3.25m x 3.45m)**

With a radiator.

## EN-SUITE

**6'8" x 5'10" (2.05m x 1.78m)**

Shower cubicle with a Mira shower. Enclosed wash hand basin and a low level wc. Tiled floor and a ladder radiator.

## BEDROOM 2

**10'7" x 11'11" (3.25m x 3.64m)**

With a radiator.

## BEDROOM 3

**11'10" x 9'9" (3.63m x 2.98m)**

With a radiator.

## BEDROOM 4

**8'1" x 10'2" (2.47m x 3.10m)**

With a radiator.

## BATHROOM

**7'11" x 10'2" (2.43m x 3.10m)**

Twin grip panelled bath with a half tiled surround, a wash hand basin and wc. Shaver point, radiator and a dressing table.

## OUTSIDE

There are magnificent gardens to front, side and rear which approach approximately three quarters of an acre. There are numerous lawns, trees, shrubbery and generally well established planting. We consider this to be an amazing bonus to the keen gardener. A garage is provided together with plenty of parking and turning facilities.

## DIRECTIONS

From our office in Redruth take the main road towards Camborne, passing Morrisons on the right hand side and down to the double mini roundabout at Pool. Turn right here, passing Pool School on the right, continue under the A30 and straight on at the next mini roundabout into Mount Whistle Road. Turn right at the triangle into South Drive towards Tehidy Country Park and proceed for approximately a third of a mile. Turn left at the private lane signed Parklands and then take the lane to the right where the property will be found on the right hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: F.

## SERVICES

Mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 7 Mpbs, Superfast 54 Mpbs (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Good outdoor, O2 - Variable outdoor, Vodafone - Good outdoor (sourced from Ofcom).



## Road Map



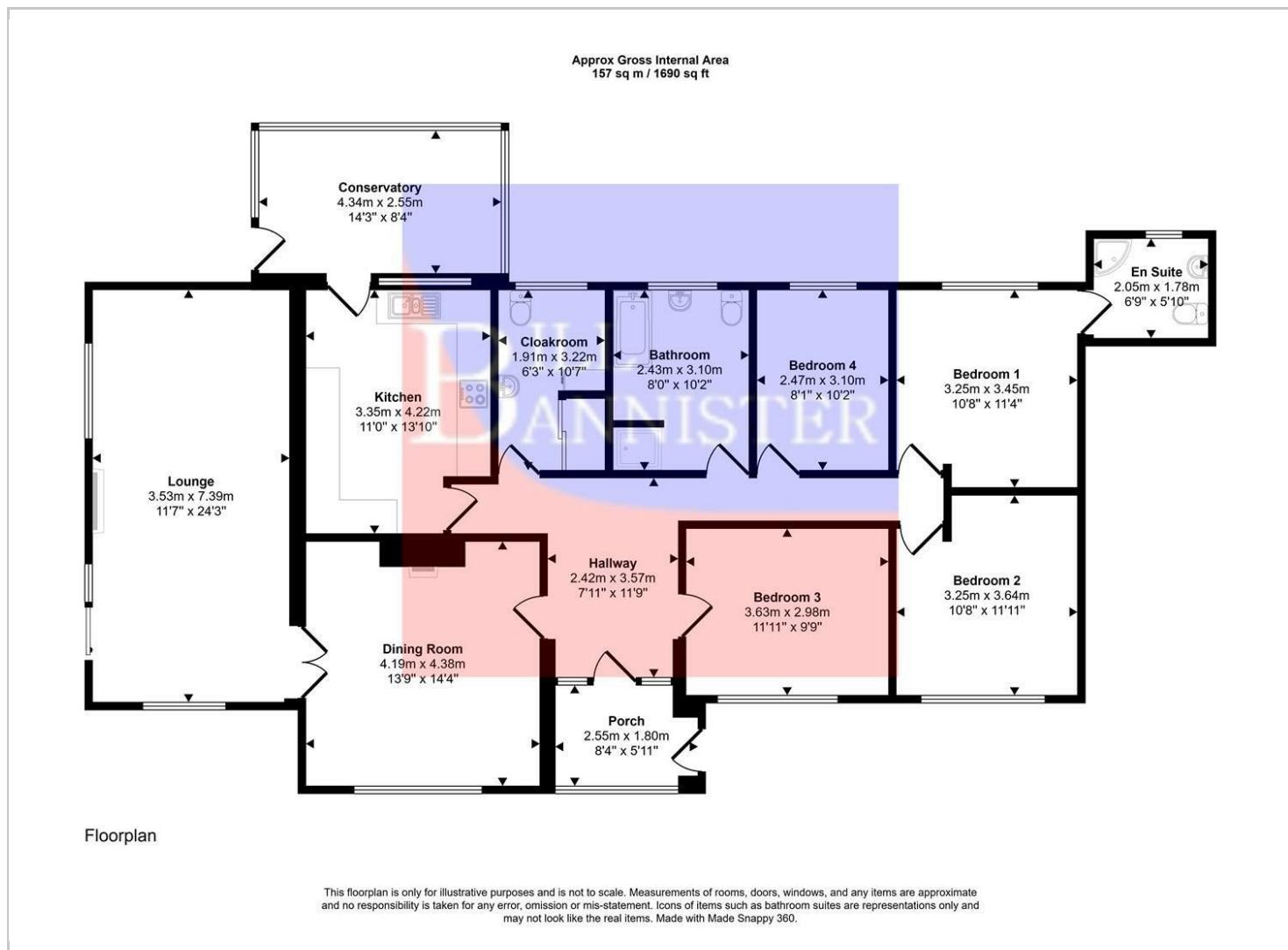
## Hybrid Map



## Terrain Map



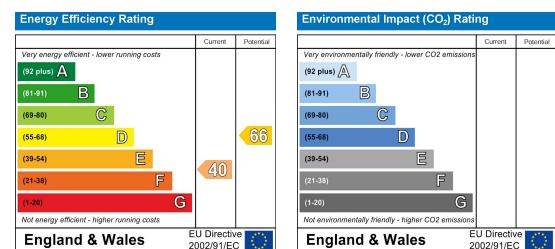
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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