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Sales & Lettings



Bay Vista Tregea Hill

Portreath, Redruth, TR16 4PQ

£239,950



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From its commanding elevated position above the village, this two bedroomed bungalow/chalet property enjoys quite splendid panoramic sea and beach views which need to be seen to be fully appreciated. Situated just a few minutes walk from the beach, the coastline and the village unfold beneath you in a single sweeping view that can be enjoyed from both inside and out.

External steps up to the property from the off road parking area give access to the side/front garden. On entry through the front door, there is an entrance hallway with a built-in storage cupboard with plumbing that can house a washing machine. A door immediately leads into a shower room with a corner quadrant shower cubicle. Returning to the hallway, there is a step up into the open plan kitchen/lounge/diner, in a L-shaped format with enough space to place essential under counter appliances along with space for a tall fridge/freezer if so required. Open access is given to the lounge/living room with sliding patio doors that enjoy the terrific views, opening out onto the front/side patio. The first bedroom is double aspect, enjoying the sea views as well as those overlooking this popular coastal village. Bedroom two predominantly looks over the village but also enjoys those sea views. Externally, sitting on a natural rise, the property is accessed by switchback external steps that lead to a pathway up to the front door with access to both the side/front garden and the rear garden, both primarily laid to lawn. The views from the side and front of the property speak for themselves. There are mature borders of bushes, plants, shrubbery and trees all round with the area behind the property ascending up to the rear border. In terms of location, the local beach can be reached on foot in less than five minutes, the famous coastal path is also very close by whilst there are many other local beaches within easy reach. Portreath itself offers two public houses, cafes and local shops plus a fish and chip shop with a restaurant. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than fifteen minutes by car.

Tehidy Woods is less than ten minutes by car but can also be reached on foot in a little over half an hour. Tehidy Park Golf Club is around five minutes away by car.

Please note this property is likely to be suited as a cash buy only due to the construction (timber frame construction with brick exterior).

Upvc door with a half obscure double glazed panel opens to:

ENTRANCE HALLWAY

Low level built-in cupboard with louvre doors having space and plumbing for a washing machine.

SHOWER ROOM

8'3" x 4'3" (2.52m x 1.32m)

Low level wc and a wash hand basin with a pull-cord light and shaver point over. Quadrant corner shower cubicle with mosaic tiled splash backs and a Mira Sport electric shower. Upvc obscure double glazed window to the front aspect. Wall mounted towel radiator, Dimplex pull-cord fan heater. Wood panelled walls and ceiling, Nuaire extractor fan.

OPEN PLAN KITCHEN/DINER/LOUNGE

KITCHEN AREA

9'3" x 9'8" (2.82m x 2.95m)

L shaped kitchen area with a range of eye level storage cupboards and base level storage cupboards with roll edge work surfaces. Wood panelled splash backs and a single stainless steel sink and drainer. Upvc double glazed window to the side aspect. Space for a slimline dishwasher, space for an under counter fridge and space for an under counter freezer. Space for an under counter tumble dryer and space for a tall fridge/freezer. Nuaire extractor fan and a Dimplex Quantum night storage heater. Mains smoke alarm. Open access to:

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LOUNGE AREA

9'2" x 11'0" (2.80m x 3.37m)

Wall mounted Nuaire PIV unit. Wood burner set on a slate hearth and upvc patio doors opening to front/side patio. Window overlooking the side garden with fantastic sea views in a westerly direction. Dimplex Quantum night storage heater. Mains smoke alarm and a wall mounted carbon monoxide alarm.

BEDROOM 1

7'8" x 7'10" (2.36m x 2.39m)

A dual aspect room with windows overlooking the front aspect with wider sea, beach and village views.

BEDROOM 2

6'5" x 7'10" (1.97m x 2.40m)

Upvc double glazed window overlooking the front aspect with views over the sea, beach and village.

OUTSIDE

The front of the property has off road parking for one/two vehicles. Steps lead up with a left turn and further steps up with a handrail lead to the front of the property. Split level steps lead to the side/front garden with steps up to the front door. There is an external socket, an external light and an ascending laid to lawn feature below the front/side garden. Steps lead up to the side patio and once beyond the front door there is a rear/side garden which is primarily laid to lawn. There is an external tap

and all round borders of mature bushes, plants, shrubbery and trees.

DIRECTIONS

From our office in Redruth take the main road into the village of Portreath. Follow the road around passing the beach on the right and continue around up Tregea Hill where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Private drainage (Cesspool), mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



Road Map



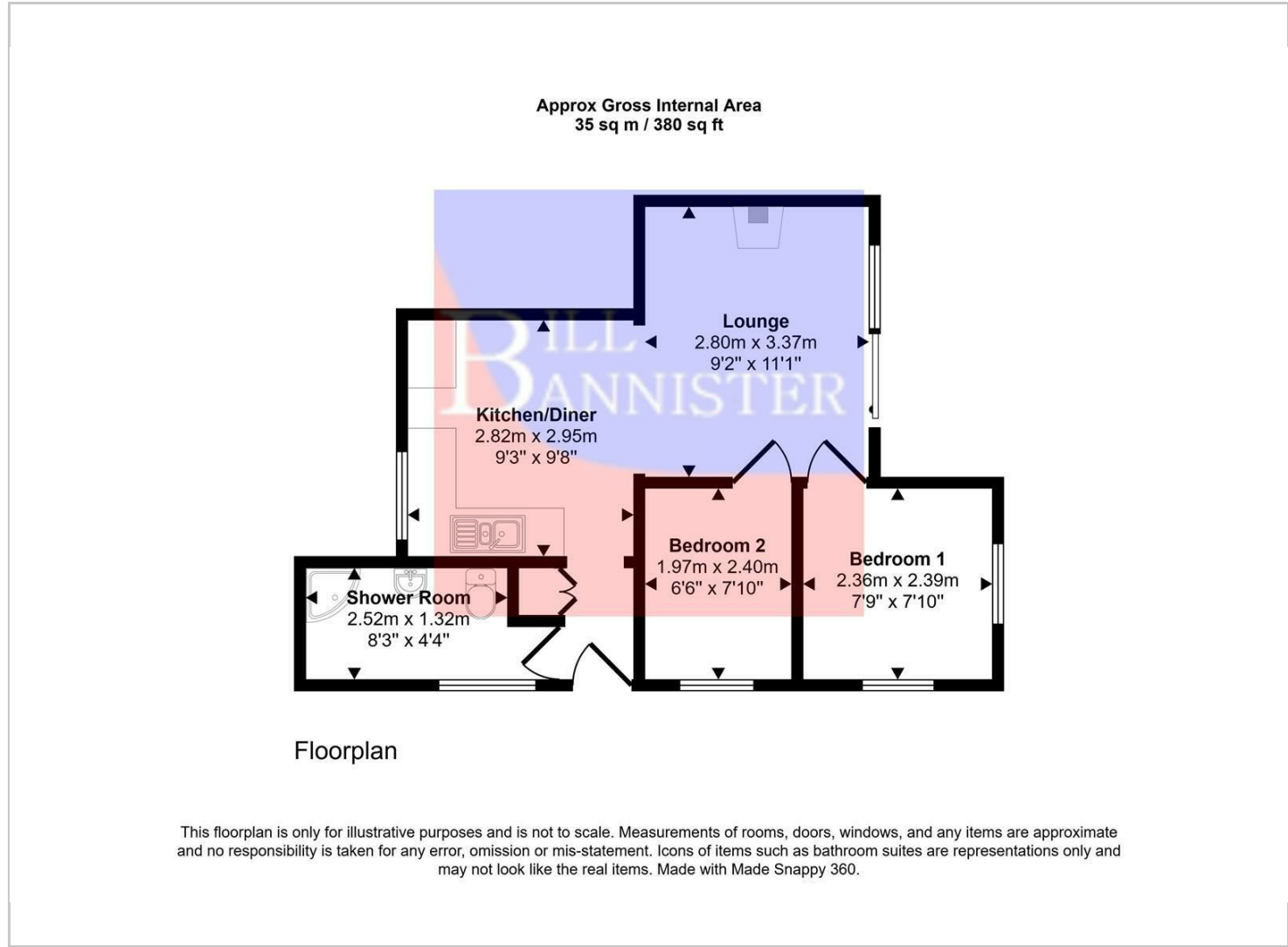
Hybrid Map



Terrain Map



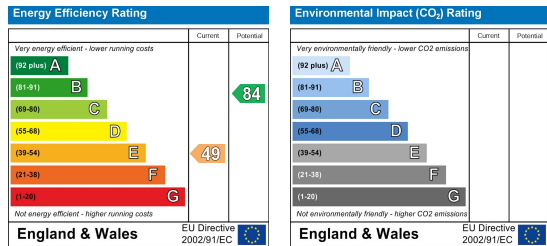
Floor Plan



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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