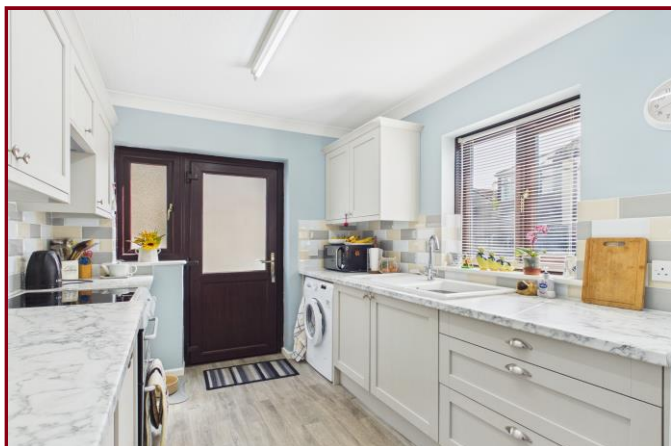




MAP estate agents
Putting your home on the map

**Town Farm,
Redruth**

**£315,000
Freehold**





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Property Introduction

Situated within a quiet and popular residential development on the Falmouth side of Redruth, this detached bungalow is located in a cul-de-sac and presented to a high standard. Internally there are three bedrooms, a dual aspect lounge/diner and a galley style re-fitted kitchen.

The bungalow has central heating and is double glazed. To the outside driveway parking is available in front of the garage which has an electric door and there is a generous landscaped garden to the rear incorporating a delightful summerhouse.

We highly recommend viewing at your earliest opportunity to avoid disappointment.

Location

The property is situated within half a mile of the town centre where Redruth offers a range of both national and local retail outlets, there are banks and a mainline Railway Station which connects with London Paddington and the north of England. Redruth is also home to Kresen Kernow which houses the largest collection of archive and library material relating to Cornwall.

The A30 trunk road runs to the north of the town and gives access to a direct route out of the county.

The north coast at Portreath is within five miles, Truro the administrative and cultural centre of Cornwall is within ten miles and the south coast University town of Falmouth is within nine miles.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE HALL

Radiator. Access hatch to boarded loft space. Cloaks cupboard. Further cupboard housing gas combination boiler. Doors to:-

KITCHEN 10' 7" x 7' 9" (3.22m x 2.36m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a single drainer acrylic sink

unit with mixer tap over. Space for cooker with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to front. Complementary wall tiling. Glazed panel door with side panel to side.

LIVING ROOM 15' 9" x 13' 7" (4.80m x 4.14m) maximum measurements

A lovely light and bright room with double glazed patio doors on to the rear balcony. Gas fire set on plinth. Television point. Double glazed window to rear.

SHOWER ROOM

Re-fitted with a modern white suite comprising double shower enclosure housing mains fed shower unit, concealed cistern WC and a wash hand basin inset to vanity unit. Obscure double glazed window to rear. Radiator.

BEDROOM ONE 10' 10" x 8' 9" (3.30m x 2.66m) plus door recess

Double glazed window to rear. Radiator. Built-in wardrobe with sliding doors.

BEDROOM TWO 10' 7" x 7' 7" (3.22m x 2.31m)

Double glazed window to front. Radiator. Built-in wardrobe with sliding doors.

BEDROOM THREE 9' 1" x 7' 0" (2.77m x 2.13m)

Double glazed window to front. Radiator.

OUTSIDE

The small front garden is mainly laid to lawn with planting borders. The rear garden can be accessed via the balcony or two access gates at either side of the bungalow. This garden is most generous with a large gravelled patio leading to the lawned garden with mature plants and shrub borders enclosed by fencing and stone walling, making it both child and pet friendly. At the end of the garden there is a delightful summer house (9'8" x 7'7"). To the front of the property there is driveway parking leading to the:-

GARAGE 16' 5" x 8' 6" (5.00m x 2.59m) maximum measurements

Electric door and power connected.

SERVICES

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

AGENT'S NOTE

The property is Council Tax band 'C'.

DIRECTIONS

From Redruth Railway Station proceed down the hill bearing right at the first traffic lights, turn left at next traffic lights and continue straight ahead passing Trewirgie School on the right hand side. Take the next left after Gilly Hill into Town Farm, continue up the hill bearing around to the left and the property will be found at the bottom of the first cul-de-sac on the left. If using What3words:- decrease.describes.ramble

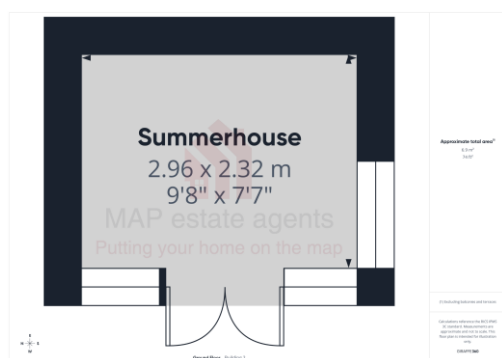
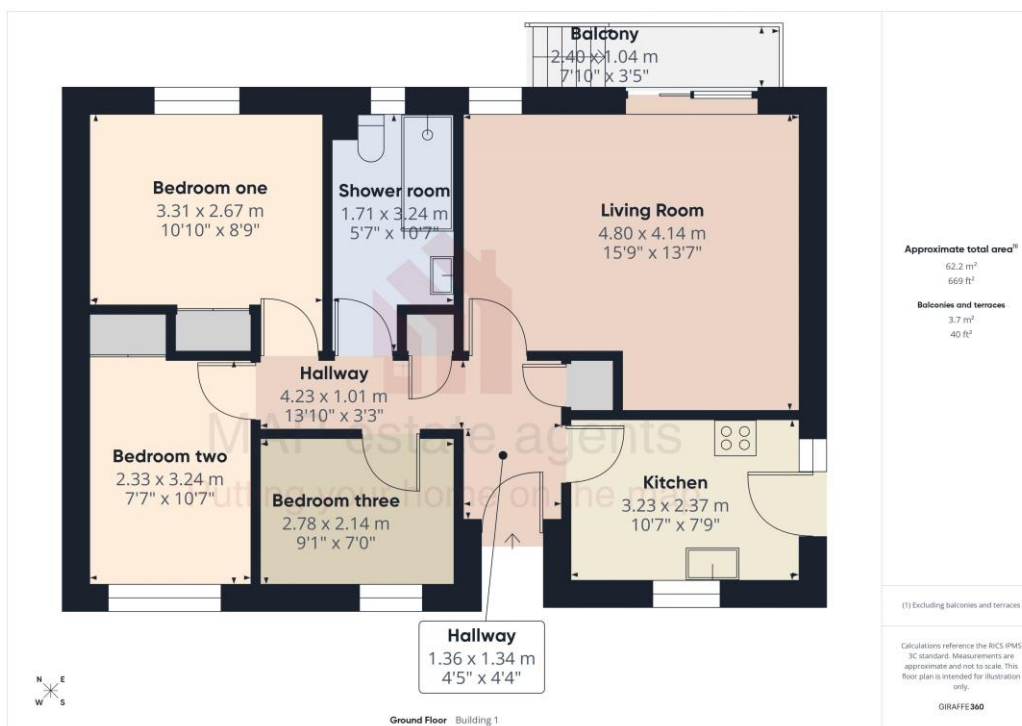


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached bungalow, popular location
- Dual aspect lounge/diner
- Three bedrooms
- Fitted kitchen
- Enclosed rear garden with summerhouse
- Garage and driveway parking
- Gas central heating
- Double glazing
- Boarded loft
- Cul-de-sac position



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