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**Davey Close,
Redruth**

**£300,000
Freehold**





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Property Introduction

Located within a cul-de-sac position in Redruth is this splendid detached family home believed to have been constructed in 2018 and with the remainder of an NHBC guarantee.

Having an attractive part stone faced front exterior the property has ample off-road parking and to the side on a double tarmac driveway. Internally the accommodation has the advantage of uPVC double glazed windows and doors complemented by a gas fired central heating system with a kitchen/diner boasting a good range of storage cupboard and integrated appliances.

Externally to the rear is an enclosed garden laid mainly to lawn along with a paved patio and useful storage shed found to the side. Overall this is a splendid detached family property ideal for those seeking a property being close to local amenities including both junior and secondary schools.

Location

Redruth is a traditional Cornish mining town steeped in a rich industrial past and is also a world heritage site. The town offers a variety of commercial outlets along with a mainline Railway Station operating to London Paddington. The nearby A30 Trunk Road links other areas of the county as well as both the North and South coast being within a reasonable travelling distance with their contrasting coastlines.

For those keen on walking, Carn Brea and the great flat load are close and along with the Tehidy country park located in Pool being very popular for families to explore and leading to the majestic north coastal path.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Radiator. Staircase to first floor.

LOUNGE 15' 5" x 10' 6" (4.70m x 3.20m)

uPVC double glazed window to front elevation. Radiator.

CLOAKROOM

uPVC double glazed window to front elevation. Close coupled WC, wash hand basin with tiled splash back. Radiator.

KITCHEN/DINER 17' 7" x 9' 8" (5.36m x 2.94m)

uPVC double glazed French doors to exterior. uPVC double glazed window. One and a quarter stainless steel sink unit with mixer tap. Range of base and wall mounted storage cupboard, a range of work surfaces, integrated pull out larder, built in fridge/freezer, double oven, three drawer storage unit, integrated dishwasher and washing machine. Storage cupboard with boiler. Gas hob with splash back and stainless steel extractor over. Radiator. Understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft. Double airing cupboard. Access to:-

BEDROOM ONE 10' 3" x 9' 9" (3.12m x 2.97m)

uPVC double glazed window to front elevation. Radiator. Built-in double wardrobe. Access to:-

EN-SUITE

A modern white suite comprising of a walk in shower, close couple wc, wash hand basin. Heated towel rail. Part tiled walls, shaver point, extractor fan.

BEDROOM TWO 9' 10" x 8' 9" (2.99m x 2.66m) plus door recess

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 7' 5" x 7' 3" (2.26m x 2.21m) plus recess

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC double glazed window. Modern white suite comprising close coupled WC, paneled bath with shower over and screen and wash hand basin. Heated towel rail with extractor fan, shaver point.

EXTERIOR

As previously mentioned, immediately to the front of the property can be found a double tarmacadamed driveway offering ample parking facilities with a gravelled area to the side with a feature olive tree and side access to the rear of the property. A paved pathway with railings gives access to the front door with an external courtesy light. The rear garden is enclosed with a useful storage shed with light and power points connected. A large lawned garden is accessed via a paved patio being enclosed with a stone wall and fencing, useful hot and cold water taps and gateway via side of the property.

AGENT'S NOTES

The Council Tax band for this property is band 'C'. Please be advised that the estate charge is approximately £250.00 per annum, towards maintenance and general upkeep of the communal areas of the development.

SERVICES

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

DIRECTIONS

Proceeding on the A3047 towards Redruth just before the roundabout, turn left into Soloman road. At the junction, turn right taking you into Davey Close where the property is located on the right hand side. If using What3Words:- Lunging.Admire.Lamplight.

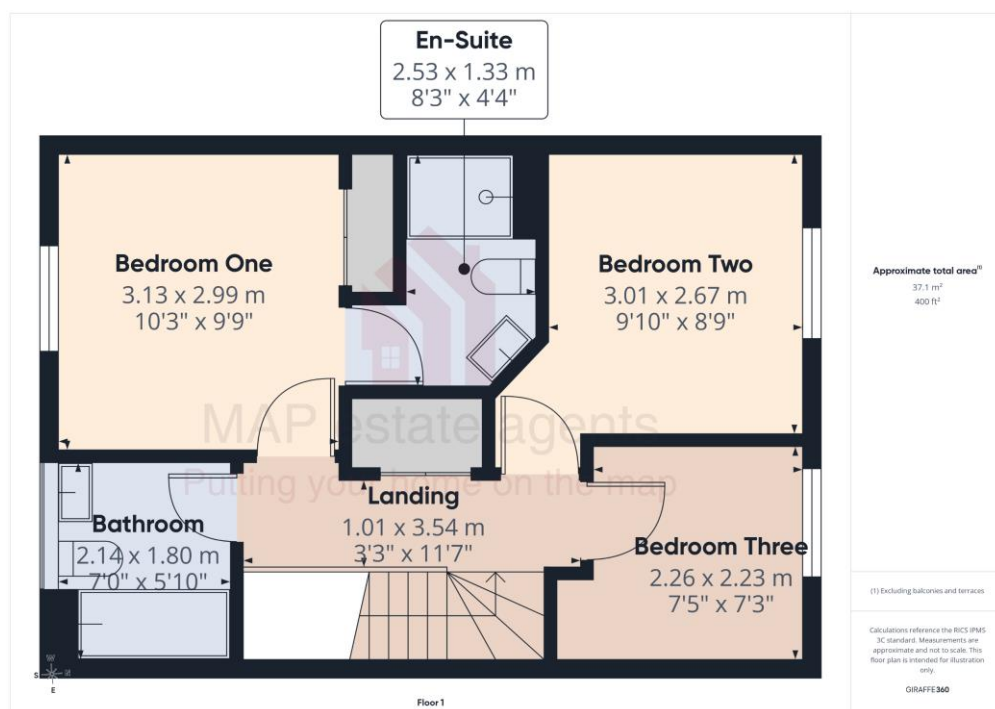
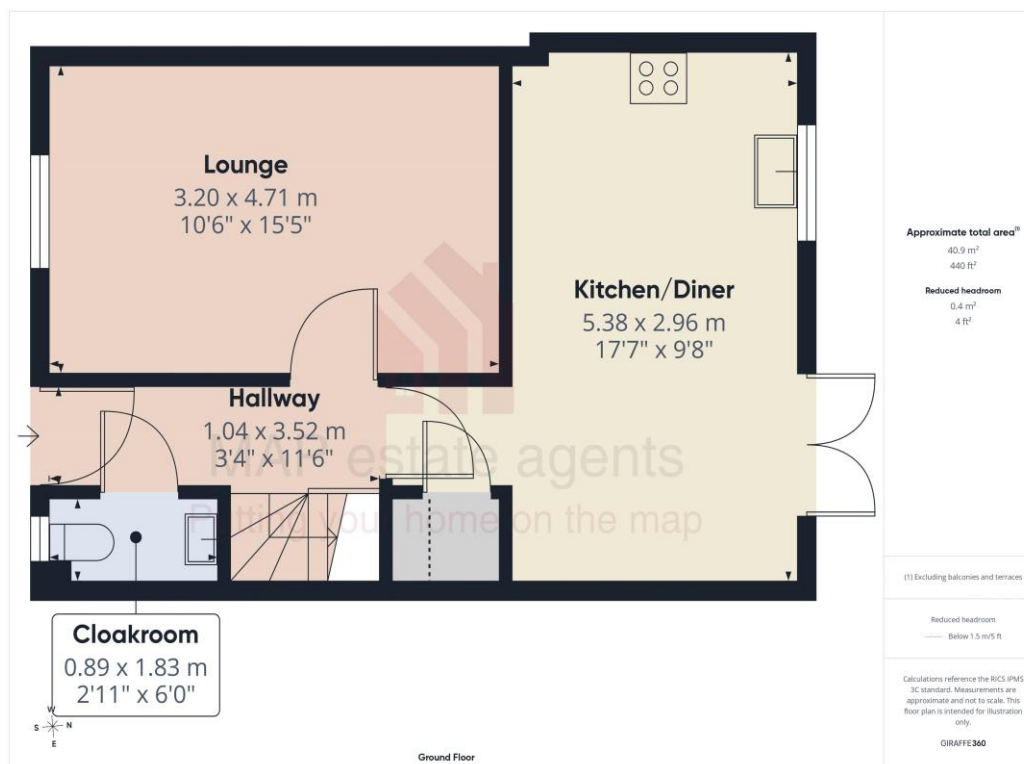


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A	85	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Detached modern family home
- Three bedrooms principal with en-suite shower
- Kitchen/diner with French doors to garden
- Ground floor cloakroom
- First floor family bathroom
- uPVC double glazing and gas central heating
- Enclosed rear garden with storage shed
- Double tarmac driveway
- Located within a cul-de-sac position
- Ideal location for accessing the A30 trunk road



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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