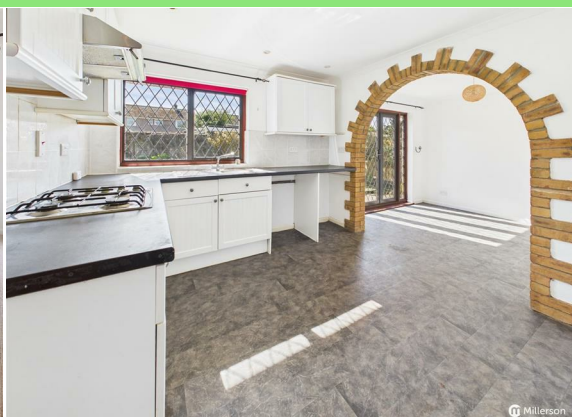




# Tehidy Gardens South Tehidy TR14 0ET

Asking Price £375,000

- HIGHLY SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
  - THREE BEDROOMS
  - MASTER ENSUITE
- KITCHEN/DINING ROOM
- DUAL ASPECT LOUNGE
- SOUTH FACING PRIVATE ENCLOSED GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 929.90 sq ft



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### PROPERTY DESCRIPTION

Situated in the highly sought after location of South Tehidy is a rare opportunity to purchase this detached bungalow offered for sale with no onward chain. The property enjoys a very private south facing garden, a driveway providing off road parking and accommodation comprising an entrance hall, dual aspect lounge, kitchen with dining area, three bedrooms including a master with ensuite and an additional bathroom. Tehidy Gardens is an exclusive development on the edge of Tehidy Country Park and within close proximity to Tehidy Golf Course. The property has use of a communal tennis court, caravan and boat store and sits just a few miles of the North Cornish coast

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Double glazed door into:

#### ENTRANCE HALL

four storage cupboards including cupboard housing combination boiler. Radiator and loft hatch, doors to all rooms.

#### LOUNGE

15'11" x 11'9" (4.86 x 3.58)

A dual aspect lounge with double glazed windows, feature fireplace with gas fire, radiator.

#### KITCHEN/DINING ROOM

10'1" x 9'9" plus 9'10" x 8'7" (3.08 x 2.98 plus 3 x 2.61)

A light and bright kitchen with brick archway separating the dining space. patio doors to rear garden, radiator, tile effect flooring, a range of matching base and wall units with granite effect work surfaces, tiled splash backs, integrated electric oven with gas hob and extractor hood over, stainless steel sink with mixer tap and drainer, inset lighting, double glazed window.

#### MASTER BEDROOM

12'0" x 11'3" (3.65 x 3.44)

A large master bedroom with double glazed window, radiator, door into:

#### ENSUITE

A three piece shower suite comprising shower cubicle with electric shower, W.C and hand basin, tiled walls, tile effect flooring, obscure double glazed window

#### BEDROOM TWO

10'4" x 9'4" (3.14 x 2.84)

A second double bedroom with double glazed window, radiator.

#### BEDROOM THREE

8'10" x 7'1" (2.70 x 2.15)

Double glazed window, radiator.

#### BATHROOM

A three piece bathroom suite comprising bath, W.C and hand basin, radiator, tiled walls, tile effect flooring, extractor fan, obscure double glazed window.

#### OUTSIDE

The property is approached over a gravel driveway providing ample off road parking. Adjacent to the drive is a level lawn and mature planted borders to front with a side pedestrian gate giving access into the rear. The rear enjoys a particularly private enclosed garden boasting a sunny south facing aspect which is perfect for pets and children. Predominantly laid to lawn, there is also a paved and gravelled patio and a wide selection of mature bushes and shrubs to the boundaries along with a useful summerhouse.

#### MATERIAL INFORMATION

Council tax band: D

Estate management fee: £120 p.a (paid for 2025)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D



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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or Surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Ground Floor

Approx. 86.4 sq. metres (929.9 sq. feet)



Total area: approx. 86.4 sq. metres (929.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

### Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

### Here To Help

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