



**MAP estate agents**  
Putting your home on the map

**Park Tolvean,  
Redruth**

**£275,000  
Freehold**





**Park Tolvean,  
Redruth**

**£275,000  
Freehold**

## **Property Introduction**

This particular family home has in recent years benefited from having a refitted modern kitchen offering a range of contemporary units with integrated appliances. The open planned living space incorporates the kitchen and lounge creates a modern contemporary feel with double doors accessing the landscaped enclosed rear garden. There is also a ground floor cloakroom whilst to the first floor are three bedrooms and a refitted modern bathroom suite. Throughout the property has uPVC double glazed windows along with a gas fired central heating system. The outside space to the rear has been tastefully landscaped with three areas comprising of a paved patio, artificial grass and step down to a sunken decked garden. Park Tolvean is a small development of properties located in a tucked away position on the fringe of the town centre. Being ideally situated for accessing the local shops and amenities, yet within a short distance to the main A30 trunk road making access to other parts of the county and beyond that much easier.

## **Location**

As previously mentioned the property is ideally situated for accessing the many shops, schools and amenities that Redruth has to offer along with the main railway station linking to London Paddington. Redruth is also ideally situated for accessing north and south coasts, the north being popular for surfing with its majestic cliff top walks and sandy beaches such as Porthtowan, St Agnes and Perranporth. The south coast is more sheltered and is a popular destination for paddleboarders and kayakers whilst the cathedral city of Truro lies approximately nine miles distant, being the main centre in Cornwall for business and commerce. Other nearby attractions include the Tehidy Country Park which is a wonderful outside space for families to enjoy with meandering pathways amongst the woodland and also has an adjacent golf course. Redruth has a rich industrial past, famed for its mining with many engine houses still remaining being symbolic and a connection to our industrial past.

## **ACCOMMODATION COMPRISES**

Entrance door opening kitchen.

### **KITCHEN 16' 6" x 9' 0" (5.03m x 2.74m) maximum overall measurements**

uPVC double glazed window to front elevation. Single stainless steel sink unit with mixer tap. A good range of modern contemporary base and wall mounted storage cupboards, quartz

worktops, integrated dishwasher, double oven, induction hob with stainless steel extractor over. Three and two drawer unit, matching splashbacks, storage cupboard with boiler. Vertical radiator, laminated floor and access to:-

### CLOAKROOM

Close coupled WC. Plumbing for automatic washing machine, extractor and laminated floor.

### OPEN PLAN LOUNGE/DINER 16' 7" x 14' 6" (5.05m x 4.42m) maximum measurements

uPVC double glazed window to rear elevation with uPVC double glazed doors giving access to the garden. Radiator and staircase to first floor with understairs storage cupboard. Laminated flooring.

### FIRST FLOOR LANDING

Airing cupboard with shelving, access to loft and doors off to:-

### BEDROOM ONE 16' 8" x 9' 3" (5.08m x 2.82m) L-shaped, maximum measurements

Two uPVC double glazed windows to front elevation and radiator.

### BEDROOM TWO 11' 1" x 9' 4" (3.38m x 2.84m) maximum measurements, irregular shape

uPVC double glazed window to rear elevation and radiator.

### BEDROOM THREE 8' 3" x 6' 10" (2.51m x 2.08m) maximum measurements, irregular shape

uPVC double glazed window to rear elevation and radiator.

### BATHROOM

A modern refitted suite comprising of a panelled bath with shower over and shower screen, wash hand basin with double storage cupboard under and concealed cistern WC. Tiled walls and floor. Heated towel rail, shaver point and extractor fan.

### OUTSIDE FRONT

To the front of the property is an off-road parking space on the tarmac driveway with a paved path giving access to the front door with storm porch.

### REAR GARDEN

The rear garden has been tastefully landscaped with three separate areas, the first being paved with access to an artificial lawn then steps descend down to a sunken deck, all this being enclosed with fencing.

### SERVICES

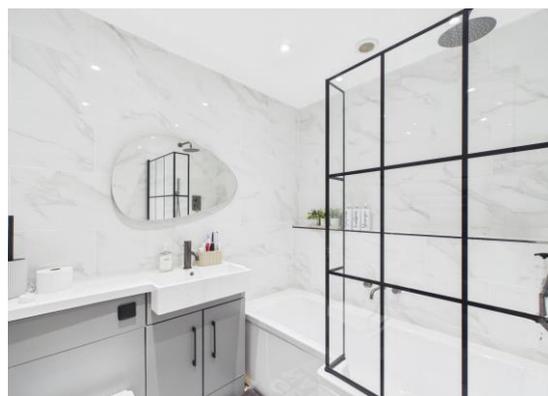
Mains drainage, mains water, mains electric and mains gas.

### AGENT'S NOTE

The Council Tax band for the property is band 'C'.

### DIRECTIONS

Proceeding along West End, past the Penventon Hotel on your right take the next turning on your left hand side into Park Tolvean. Follow the road down where the property is located at the end on the right hand side. If using What3words:- kindest.sculpting.gather

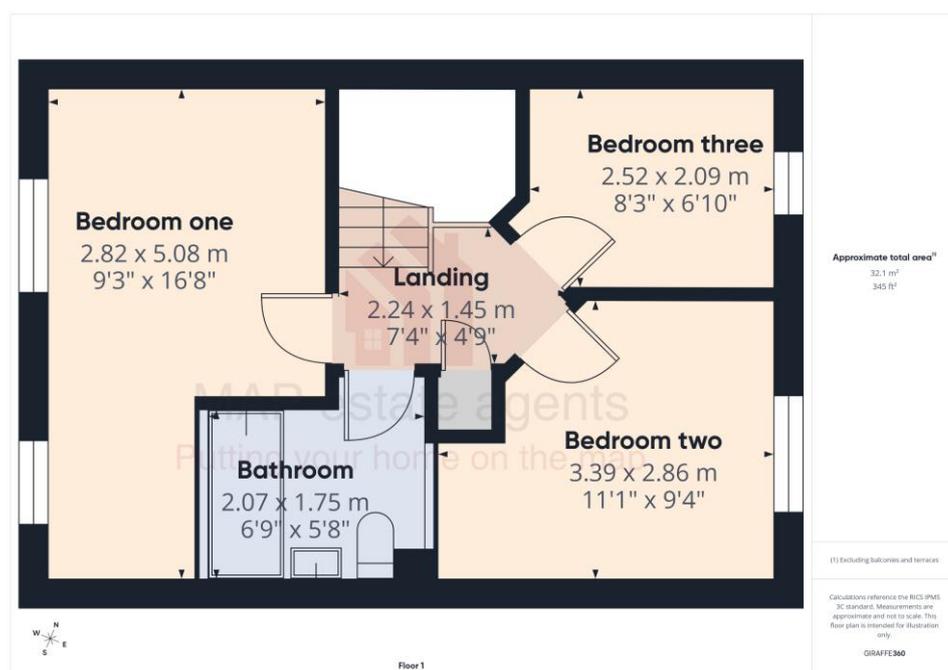


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Immaculate semi-detached family home
- In a tucked away cul-de-sac close to the town amenities
- Three bedrooms
- Contemporary open plan living space
- Refitted kitchen with integrated appliances
- Ground floor cloakroom, refitted bathroom suite
- uPVC double glazing
- Gas fired central heating system
- Enclosed rear garden
- Off-road parking space



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.