



MAP estate agents
Putting your home on the map

**Trevingey Parc,
Redruth**

**£300,000
Freehold**





**Trevingey Parc,
Redruth**

**£300,000
Freehold**

Property Introduction

Occupying a generous plot this detached bungalow is being offered for sale with no onward chain. Ideal for a family or retired persons, there are three bedrooms, a lounge, refitted contemporary style kitchen/dining room and a remodelled bathroom.

The bungalow also benefits from well proportioned conservatories to both front and rear. There is uPVC double glazing throughout and heating is provided by electric storage heaters.

To the outside one will find ample parking and turning for six plus cars on a brick paviour driveway together with a detached garage/workshop. To the rear there is an enclosed garden which extends to one side of the bungalow.

Viewing our interactive virtual tour is strongly advised prior to arranging a viewing so that the property can be fully appreciated.

Location

Redruth is ideally located in West Cornwall for access to the A30, there are mainline rail links to London and the north of England and the north coast is within five miles. The south coast can be found within ten miles at Falmouth which is also the university town of Cornwall.

Truro the administrative and main shopping centre for the area is within eleven miles. Redruth offers a mix of local and national shopping outlets, there are banks, a Post Office and schooling for all ages within walking distance.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

CONSERVATORY 8' 8" x 7' 8" (2.64m x 2.34m)

uPVC double glazed windows on three sides. Ceramic tiled floor and uPVC double glazed door opening to:-

HALLWAY

Featuring a two door storage cupboard, laminate flooring and access to loft space via a loft ladder. Storage heater. Panelled doors opening off to:-

LOUNGE 13' 5" x 10' 11" (4.09m x 3.32m) maximum measurements

uPVC double glazed window to the front. Focusing on a wood fire surround with electric focal point fire. Laminate flooring, coved ceiling and storage heater.

KITCHEN/DINER

KITCHEN AREA 11' 11" x 10' 10" (3.63m x 3.30m) L-shaped, maximum measurements

uPVC double glazed window to the side. Recently remodelled with a contemporary style range of eye level and base units in a medium grey finish with attached moulded working surfaces incorporating a one and a half bowl sink unit with freestanding mixer tap and drainer. Built-in stainless steel double oven with ceramic hob over, airing cupboard containing copper cylinder and further storage cupboard. Space and plumbing for an automatic washing machine and dishwasher. Ceramic tiled floor.

DINING AREA 7' 11" x 7' 10" (2.41m x 2.39m)

uPVC double glazed window to side and a further double glazed window and door opening to the conservatory.

REAR CONSERVATORY 9' 3" x 8' 2" (2.82m x 2.49m)

Enjoying a dual aspect with uPVC double glazed windows to the side and rear. Ceramic tiled floor and power socket. uPVC double glazed door to side. Returning to hallway:-

BEDROOM ONE 11' 9" x 9' 9" (3.58m x 2.97m)

uPVC double glazed window to front. Coved ceiling with central rose and storage heater.

BEDROOM TWO 10' 4" x 6' 5" (3.15m x 1.95m)

uPVC double glazed window to the side. Storage heater.

BEDROOM THREE 9' 0" x 8' 2" (2.74m x 2.49m)

uPVC double glazed window to the rear. Coved ceiling and storage heater.

BATHROOM

Two uPVC double glazed windows to the rear. Remodelled with an attractive suite consisting of panelled bath with electric shower over, concealed cistern WC and vanity unit with wash hand basin and mixer tap. Full ceramic tiling to walls and towel radiator.

OUTSIDE FRONT

To the front double gates open onto a brick paviour driveway/hard standing with parking and turning for six plus vehicles and a gate leads to the:-

DETACHED GARAGE/WORKSHOP 17' 0" x 13' 4" (5.18m x 4.06m)

Up and over door to the front and having power and light connected. Window to side.

REAR GARDEN

The rear garden is enclosed, of a generous size and extends to one side of the property.

AGENT'S NOTE

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

DIRECTIONS

From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights turn right and at the traffic lights in the centre of the town turn left into West End, take the next turning left into Coach Lane and at the top of Coach Lane the road bears around to the right into Trevingey Road, continue along Trevingey Road and then take a right hand turn into Trevingey Close, then bear right and then left into Trevingey Parc where the property will be identified at the head of the cul-de-sac by our For Sale board. Using What3words:-

coached. airliners. await



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



MAP's top reasons to view this home

- Detached bungalow
- Three bedrooms
- 13' Lounge
- Restyled kitchen/dining room
- Contemporary style bathroom
- Conservatories to front and rear
- uPVC double glazing throughout
- Electric storage heating
- Generous gardens, garage and parking
- Chain free sale



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

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

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.