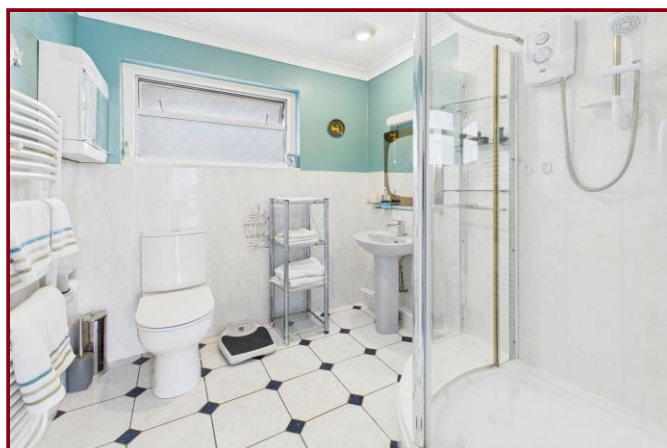




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Putting your home on the map

**Higher West Tolgus,
Redruth**

**Guide Price £210,000
Freehold**





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Property Introduction

Offered for sale to cash purchasers only due to mining issues with no onward chain. Set within a popular residential location, this semi-detached non-estate bungalow offers well proportioned accommodation and benefits from a generous enclosed rear garden.

The bungalow offers two bedrooms, a generous lounge and a fitted kitchen/diner. There is uPVC double glazing and heating is provided by a gas fired central boiler and there are owned solar panels to the front roof. The good size gardens are well stocked and lie to both the front and rear, there is a garage attached to the side of the bungalow and a useful a shed in one corner of the rear garden.

Priced to attract early interest, viewing of our virtual tour is strongly advised prior to arranging a closer inspection. A copy of the mining search is available upon request.

Location

Higher West Tolgus is set off Broad Lane on the approaches to the popular village of Illogan which is within a mile. Here day to day shopping needs will be met, there are Doctors surgeries, a pharmacy and a local Public House. The nearest major town, Redruth offers a range of local and national shopping outlets, banks, Post Office and a mainline Railway Station with direct access to London and the north of England.

Truro, the administrative and shopping centre for Cornwall is a twelve-mile drive and the university town of Falmouth on the south coast is thirteen miles distant. Access to the A30 trunk road is within a mile and a half and the north coast at Portreath is four miles away.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

PORCH

Tiled flooring. Double glazed uPVC windows to side and front. Door to:-

HALLWAY

Doors to all rooms. Tiled flooring, radiator and ceiling light.

LOUNGE 14' 9" x 10' 9" (4.49m x 3.27m)

A good size lounge with uPVC window to front overlooking the garden, carpeted flooring, ceiling light and radiator.

BEDROOM ONE 9' 8" x 7' 11" (2.94m x 2.41m)

uPVC double glazed window to front. Carpeted flooring, ceiling light and fitted wardrobe.

BEDROOM TWO 10' 7" x 7' 11" (3.22m x 2.41m)

uPVC double glazed sliding door to the conservatory. Carpeted flooring, ceiling light and fitted wardrobe.

SHOWER ROOM

Obscure double glazed window to the rear aspect. WC, pedestal wash hand basin and a corner enclosed cubicle with electric shower. Heated towel rail. Tiled walls, tiled flooring and ceiling spotlights.

KITCHEN/DINER 13' 5" x 11' 7" (4.09m x 3.53m)

uPVC double glazed window to the rear and with a uPVC double glazed door leading to the conservatory. Remodelled with a range of eye level and base units with adjoining roll top edge working surfaces over incorporating a stainless steel sink unit with mixer tap. Built-in oven with microwave, electric hob and extractor hood over. Space and plumbing for washing machine, dishwasher and fridge/freezer. Tiled floor and ceramic tiled splash backs.

CONSERVATORY 31' 1" x 11' 11" (9.47m x 3.63m)

Featuring a uPVC double glazed door and windows on three sides with a door opening out onto the gardens. Ceramic tiled floor and uPVC door to side. Wall lights.

OUTSIDE FRONT

The front garden has a variety of shrubs and flowers. The property is approached via a single driveway leading to the:-

GARAGE 17' 2" x 8' 10" (5.23m x 2.69m)

Up and over door, electric connected and door leading to the rear garden. Wall mounted gas central heating boiler.

REAR GARDEN

The rear garden is enclosed and provides a good degree of privacy with a patio immediately to the rear of the bungalow, a lawn and a range of mature shrubs, trees and flowers plus a shed (9'10" x 6').

AGENT'S NOTE

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

SERVICES

Services connected are mains water, mains drainage and mains gas. There are owned solar panels for electricity.

DIRECTIONS

From Redruth Railway Station proceed down the hill bearing right at the first set of traffic lights, at the next traffic lights turn right and at the next set of traffic lights turn left into West End. Continue along this road and at Barncoose roundabout take the first exit into Barncoose Terrace on your right, take the second right into Chariot Road, continue through into Higher Broad Lane and after passing over the A30 turn right into West Tolgus where the property will be identified on the left-hand side. If using What3Words:- transfers.qualified.printout

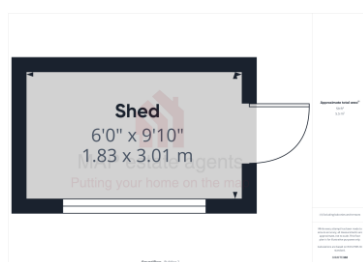


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Cash buyers only due to mining issues
- Two bedroom semi-detached bungalow
- 31' Conservatory
- Good size lounge
- Kitchen/diner
- Shower room
- Gas central heating
- 19' Garage
- Enclosed rear garden
- Offered for sale chain free



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01326 702400 (Helston & Lizard Peninsula)

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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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