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**South Drive,
Tehidy, Camborne**

Monthly Rental Of £1,750.00





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Property Introduction

Available immediately and unfurnished is this detached residence situated in a highly desirable and secluded location, all while being convenient for the A30 and local amenities.

Ideally suited for someone looking for a shorter term tenancy there are four generous bedrooms, two reception rooms, study, hobby room as well as impressive grounds and ample parking, as well as a host of other features, to make this bungalow, not just a property but a home.

Location

South Drive leads to the former Basset family home at Tehidy which is now an exclusive gated development and also leads to the Tehidy Country Park which is recognised as an area of outstanding natural beauty. Within a short distance is Tehidy Golf Course and the north Cornish coast will be found nearby at Portreath. The property benefits from easy access to the A30 (the principal route to and from Cornwall) and a mainline Railway Station will be found at either Camborne or Redruth which has direct links to London Paddington and the north of England.

ACCOMMODATION COMPRISES

Situated in arguably one of the areas most prestigious and desirable turnings, is the substantial detached bungalow. While slightly dated, all is clean tidy and functional, making this the ideal property for those looking for a stop gap, or short term let.

Double doors which are partly glazed open to the enclosed porch and further glazed door opens to the reception hall.

With doors leading off to the reception rooms and bedrooms there is a homely feel to this large detached residence.

Immediate to your left is the dining room with storage heater and window to the garden, bi-folding doors opening to the large lounge.

With a dual aspect there are double sliding doors to the gardens, a further set of double doors to the conservatory, a storage heater, and door returning you to the reception hall.

A study is also located off the reception hall with windows the front aspect is shelved and provides a desk area.

The kitchen breakfast room is comprehensively fitted with storage units, with built in double oven, gas hob and plumbing for a dishwasher. There is a twin sink and storage heater. There are two windows overlooking the rear gardens/woodland.

A door leads to an inner hall with storage cupboard and door to a wc and rear garden. From here the accommodation continues to the hobby room/store room.

Enjoying large sliding double doors to the front aspect there is a high ceiling, making this an ideally hobby/studio or store room. There is a storage heater and door which leads to the garage and utility room.

The utility room, provides recesses suitable for a washing machine sink units window to rear and further storage units and enclosed shower cubical.

Returning to the reception hall, the hallway continues to the bedroom accommodation,.

There are Four double bedrooms. The largest provides built in and fitted bedroom furniture including a triple wardrobe electric heater and windows to enjoy the landscaped gardens.

The second double has a window to rear aspect overlooking the rear woodland area of garden and provided with a vanity sink and storage heater.

The third bedroom enjoys views across the garden and has a built in wardrobe. An irregular shaped fourth bedroom has a window towards the landscaped gardens built in wardrobe and wall heater.

In addition to the bedroom accommodation the hallway provides access to a shower room and cloakroom wc. Providing ample storage there is plenty of hanging space for coats and shoes. A door leads of the three live wc with wash hand basin, bidet and toilet.

The shower room is complete with a three piece suite comprising of a wc, wash hand basin there is a large walk in shower and window to rear aspect.

EXTERNALLY

Approaching this desirable location along the long private driveway which leads to only a select few properties the drive sweeps round and leads to a parking area and double garage.

There are several areas of the gardens to enjoy, a more formal garden with patio terrace and ornamental pond, a lawned garden area with mature trees, shrubs and hedgerows. A woodland/copse area, which has recently have new boundary fencing.

Whilst there is a wealth of gardens to be enjoyed, the landlord will be providing a weekly gardener. to ensure the gardens remain well maintained. Leaving the tenants to simply enjoy the gardens without the upkeep.

A remote door opens to a attached double garage with windows to rear, power and lighting.

RESTRICTIONS

The preferred tenant will be looking for a shorter term tenancy, in the region of 6 months. Pets will be considered with smoking strict restricted to outside. Those in receipt of benefits will require a working guarantor.

SERVICES

The property is served by mains water and electricity, There is bottled gas which solely supply's the gas hob. Drainage is via septic tank, which has been recently, serviced & emptied. Guidance on the use will be provided. We understand the council tax is Band F

AGENTS NOTE

The landlord will retain the second double garage, with is self contained. Should they ever require access, due notice will be provided.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(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

- Available Immediately
- Unfurnished bungalow
- Discreet & desirable location
- Four bedrooms
- Two reception rooms
- Study & utility room
- Short term tenancy preferred
- Beautiful grounds with gardener
- Ample parking and double garage
- Nil deposit scheme available



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