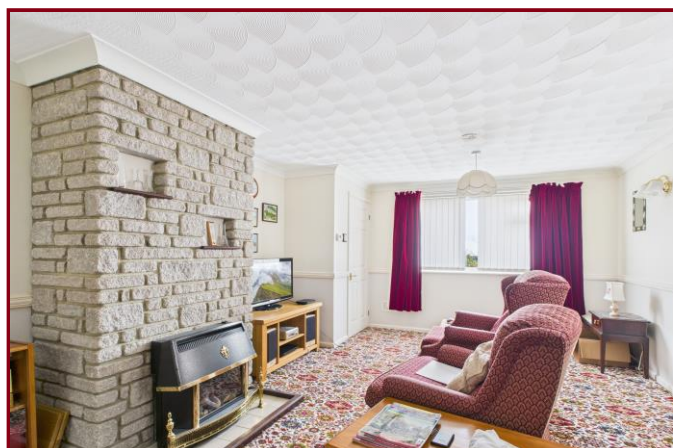




**MAP estate agents**  
Putting your home on the map

**Talgos Close,  
Shallow Adit, Redruth**

**£335,000  
Freehold**







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## **Property Introduction**

Situated at the end of a quiet cul-de-sac, this well presented detached bungalow occupies a generous corner plot position.

Approached via a brick driveway accessing an integral garage, the bungalow is believed to have been constructed in 1993 and offers spacious accommodation.

Benefitting from a comprehensive gas fired central heating system along with uPVC double glazed windows and doors the accommodation enjoys a pleasant aspect from the front with distant views towards the north coast and countryside. One of the main features the bungalow offers is a delightful established garden which is of a good size with a raised lawn and a variety of mature shrubs and trees. An additional area of garden is also accessed from the rear and would be ideal for those looking to accommodate a vegetable garden or suitable for a children's play area.

## **Location**

Redruth is a historic former mining town steeped in rich industrial history and now offers a variety of retail outlets along with a mainline railway station to London Paddington. Just a few moments away is the main A30 Trunk road making travelling to other areas of the county that much easier and convenient. The rugged north coast with its majestic cliff top walks overlook many popular Cornish surfing beaches such as Portreath, Perranporth and Porthtowan.

The cathedral city of Truro lays approximately ten miles distant being the main centre in Cornwall for business and commerce and is home to the Hall For Cornwall situated on the Piazza. Within the city there can be found a variety of restaurants, cafes as well as its three spired gothic Cathedral, cobbled streets and Georgian architecture.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE PORCH**

Double glazed door to exterior.

### **LOUNGE 18' 9" x 9' 5" (5.71m x 2.87m)**

Double glazed window to front and side elevation. Feature gas fire set in a floor to ceiling stone fireplace. Radiator. Wall light points.

### KITCHEN 15' 9" x 10' 4" (4.80m x 3.15m)

Double glazed window to front elevation enjoying distant coastal views. Sink with stainless steel sink unit, a variety of base and wall mounted storage cupboards. Built in drawers. A range of work surfaces. Part tiled walls, built in oven hob with extractor over. Radiator. Breakfast bar. Access to :-

### INNER HALLWAY

Radiator. Access to loft. Access to :-

### BEDROOM ONE 11' 8" x 9' 11" (3.55m x 3.02m)

Double glazed window to rear elevation. Radiator.

### BEDROOM TWO 10' 2" x 8' 7" (3.10m x 2.61m)

Double glazed window to rear elevation. Radiator.

### BEDROOM THREE 7' 8" x 7' 1" (2.34m x 2.16m)

Double glazed window to side elevation. Radiator.

### BATHROOM

Bath with shower tap attachment over. Pedestal wash hand basin. Close couple wc, part tiled walls. Radiator. Velux window.

### GARAGE 15' 11" x 7' 11" (4.85m x 2.41m)

This is also accessed from the kitchen and has an electric rolling door, electric lights and power points. A pedestrian doorway gives access to :-

### UTILITY 5' 1" x 4' 10" (1.55m x 1.47m)

Double glazed door and window to the rear elevation. Plumbing for an automatic washing machine. Gas fired boiler. Useful storage cupboard with radiator and shelved.

### EXTERIOR

To the front, a long bricked driveway offers ample parking facilities and gives access to the single integral garage. To the front is a small area of lawn with a variety of shrubs with a pedestrian gateways accessing via the side of the property to the rear garden. The garden to the rear is also a generous size and is laid mainly to lawn with a good variety of shrubs and trees as well as access to a hidden garden being enclosed and laid to lawn. Access from the rear stone wall, wooden steps give access to an additional area of ground which would be ideal for a large vegetable plot or for a children's play area.

### SERVICES

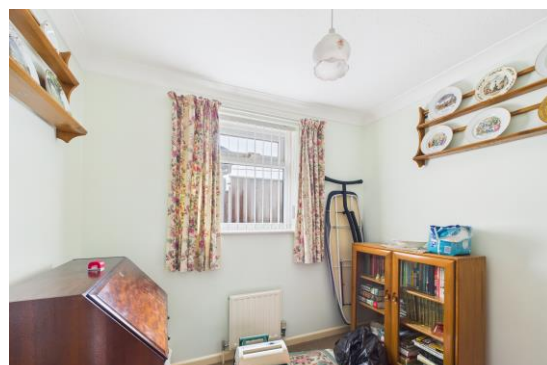
The property benefits from mains drainage, mains water, mains electricity and mains gas.


### AGENT'S NOTES

The Council Tax Band for this property is band 'D'.

### DIRECTIONS

Proceeding from Scorrier along the B3298 proceed past the garage on the right hand side, continuing into the A3047 taking the turning on the left hand side just before the roundabout into Talgos Close. Continue to the end of the cul-de-sac where the property is situated on the right hand side. If using What3Words :- Dodges.Budgeted.Widget.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		67
(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

- A detached non-estate bungalow
- Three bedrooms
- Lounge with feature fireplace with gas fire
- Kitchen plus separate utility
- Gas fired central heating system
- uPVC double glazed windows and doors
- Garage with electric rolling door plus additional brick driveway parking
- Occupying a generous private corner plot
- Entrance porch
- Ideal position for access to the A30 and town centre



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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