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# BILL BANNISTER

Sales & Lettings



## 37 Tehidy Gardens

South Tehidy, Camborne, TR14 0ET

**£389,950**



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Situated in a highly sought after area and close to the largest area of woodland in West Cornwall, we are delighted to bring to market this detached three bedroomed bungalow, set back from the road on a spacious plot and with a good degree of privacy. Offering comfortable and spacious single level living, there is also a generous but low maintenance outdoor space with versatile outbuildings. Internally, this property is particularly light and airy and benefits from individually controlled electric radiators only installed in 2022. An entrance porch come sun room is the point of entry leading to a reverse L-shaped hallway. The double aspect lounge/living room really does take in considerable natural light whilst also giving direct access to the rear garden via sliding patio doors. The double aspect open plan kitchen/diner is well fitted with integrated cooking appliances as well as further free standing appliances and which the vendor has advised are included in the sale. The kitchen is presented in a U-shaped format and has an abundance of storage space and options. Again, the dining room gives direct access to the rear garden. Of the three bedrooms, the master has overbed storage as well as built-in wardrobes and further benefits from a fully tiled en-suite shower room. The second bedroom also has a built-in wardrobe. The third bedroom is currently used as a study by the vendor but could easily be repurposed back to a bedroom. The bedrooms are complemented by a fully tiled family bathroom with an electric shower over the bath. Externally, a driveway with space to park three vehicles leads to a single garage with an electric up and over door. Furthermore, the garage has open access to a workshop area whilst to the rear, there is a partitioned off utility area with a tumble dryer, an American style fridge and a tall freezer, all of which are also included in the sale. Access is gained to the rear garden via a door adjacent to the garage door. A side patio from the driveway leads to a gate which in turn leads to entry to the front patio from where access is gained to the porch. There is a very useful standalone outbuilding adjacent to the front of the property. The low maintenance south facing rear garden is primarily patio slabbed and has a central pond feature with a planting area and standout palm trees. There is a small synthetic lawn and a greenhouse whilst access is gained to the rear of the garage via a pathway and there is a further shed come workshop with plumbing for a washing machine. In terms of location, there is nearby access to both Tehidy Country Park and Golf Course and this location is also within three miles of the coastal town of Portreath, with its access to the famous South West Coastal Path. Nearby towns include Camborne and Redruth with a good range of amenities which are more or less equidistant from the property. There are also a number of major supermarkets within a short drive whilst there is close proximity to many North Cornwall coastal towns as well as other surrounding attractions.

Upvc sliding double glazed patio doors open to:

#### **ENTRANCE PORCH/SUN ROOM**

**7'9" x 5'3" (2.37m x 1.61m)**

Upvc double glazed side panels and a upvc front door with obscure double glazed panels and obscure double glazed side panels opens to:

#### **HALLWAY**

L shaped with an electric radiator. Loft access hatch, PIV vent and a door opens to a full height storage cupboard housing the services. Two further full height storage cupboards, one housing a hot water cylinder with shelved storage.

#### **LOUNGE**

**16'1" x 11'9" (4.91m x 3.59m)**

A dual aspect room with a upvc double glazed window overlooking the front aspect. Upvc double glazed sliding patio doors leading out to the rear garden. Electric fire set on a solid hearth with a brick fireplace surround. Electric radiator and an inset decorative internal window feature towards the dining room. Door with two clear glazed panels opens to:

#### **KITCHEN**

**9'10" x 9'11" (3.00m x 3.04m)**

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers in a U shaped format. Roll edge work surfaces and high level storage cupboards. Integrated Hoover double oven and grill with a Hisense integrated electric hob and integrated extractor hood above. Space and plumbing for a washing machine, space and plumbing for a dishwasher and space for a tall fridge/freezer (all appliances included). Double stainless steel sink and drainer corner unit, upvc double glazed window overlooking the side garden and aspect. Under cupboard lighting and open access to:

#### **DINING AREA**

**8'7" x 10'0" (2.63m x 3.05m)**

A dual aspect room with an obscure glazed internal window. Upvc double glazed window overlooking the rear garden and sliding patio doors open to the rear side patio.

#### **BEDROOM 1**

**11'2" x 11'10" (3.42m x 3.63m)**

Upvc double glazed window overlooking the front garden and aspect. Electric radiator. Overbed units and fully surrounding storage units. Built-in wardrobe with sliding doors. Door to:

#### **EN-SUITE SHOWER ROOM**

Fully tiled with a low level wc and a wash hand basin with a built-in cupboard below and mirror above. Mirrored medicine cabinet and a fixed mirror with a pull-cord operated light above and a wall mounted electric towel radiator below. Hyco pull cord electric heater and an Airope

extractor. Shower cubicle with concertina opening doors and a Triton electric shower.

### **BEDROOM 2**

**9'1" x 10'4" (2.78m x 3.16m)**

Upvc double glazed window overlooking the side garden and aspect with an electric radiator below. Built-in wardrobe with mirrored doors.

### **BEDROOM 3**

**9'1" x 6'11" (2.78m x 2.11m)**

Currently used as a study with a upvc double glazed window overlooking the side aspect. Electric radiator and a built-in storage unit.

### **FAMILY BATHROOM**

**5'4" x 8'2" (1.64m x 2.49m)**

Fully tiled with a low level wc and a wash hand basin built into a vanity unit. Bath with a lift assist (requiring a new battery) and a Triton electric shower over. Electric wall mounted towel radiator, two medicine cabinets and a high level Hyco pull cord electric heater. Two high level upvc obscure double glazed windows to the side aspect.

### **OUTSIDE**

To the front there is open access to a driveway providing parking for up to three cars with an external light. A patio slabbed pathway leads to a gate accessing the front of the property and there is a separate access gate to the rear of the property. A step and a upvc door with decorative obscure double glazed panels opens to a WORKSHOP with lighting, power and two high level upvc double glazed windows. The rear garden is south facing, fully enclosed and is of a good size being low maintenance with split level patios. There is a central pond and planting feature with Palm trees, planting borders, two external power points and a synthetic lawn. There is a leanto roof attached to the exterior of the property that runs to the side. External tap and external light. Outdoor storage cupboard housing an Ariston hot water unit. A gate accesses the side of the property and a pathway leads to the SHED/WORKSHOP with lighting, power, plumbing for

a washing machine and built-in shelving cupboards and a workbench. There is also a greenhouse. The rear garden is fully enclosed providing a safe haven for children and pets alike. There is a SINGLE GARAGE 2.76m x 4.93m (9'1 x 16'2) with an electrically operated up and over door, lighting and power. Open access to a SIDE WORKSHOP AREA and a partitioned area with an American style fridge, a tall freezer and a condenser tumble dryer.

### **DIRECTIONS**

From our office in Redruth take the main road towards Camborne and turn right at the double mini roundabout in Pool. Continue along this road towards Tehidy and Tehidy Gardens will be found on the left hand side just before the entrance to Tehidy Country Park on the right. Number 37 is the first property on the left hand side.

### **AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: D.

**SERVICE CHARGE:** There is an annual service charge of £130 to cover gardeners, tennis courts and caravan/boat storage costs. The lawned area at the front of the property is not owned by the property but it is the vendors responsibility for the upkeep of this.

### **SERVICES**

Mains drainage, mains water, mains electricity and electric radiators.

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Good outdoor & variable indoor, O2 - Good outdoor, Vodafone - Good outdoor & good indoor (sourced from Ofcom).



## Road Map



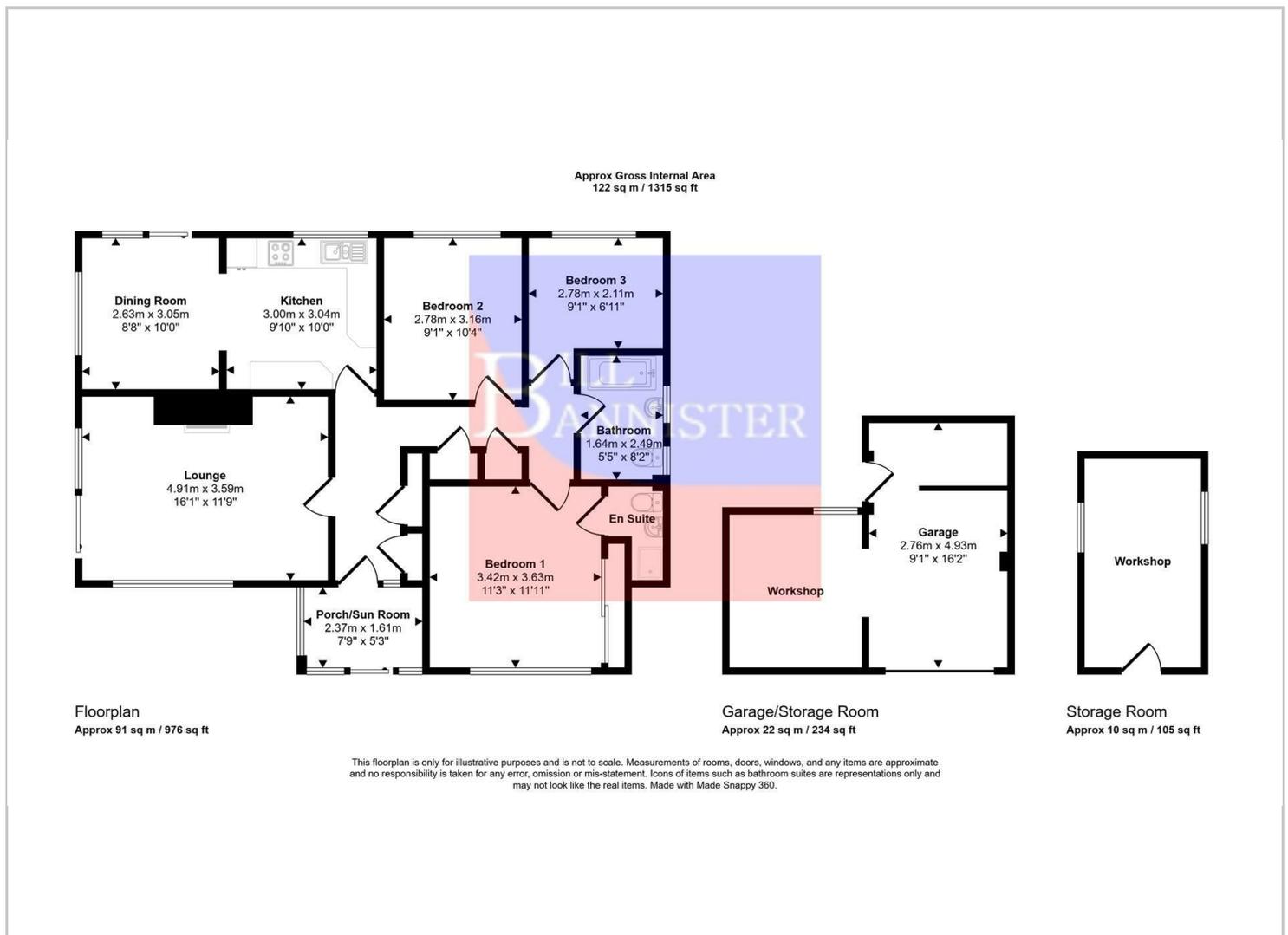
## Hybrid Map



## Terrain Map



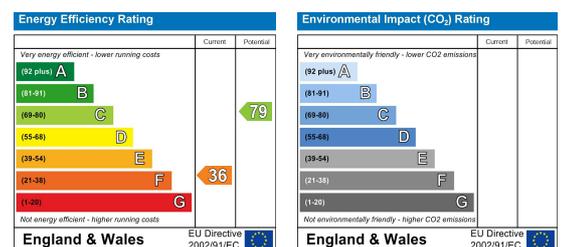
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.