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Sales & Lettings



## Hunters Moon

4 Higher West Tolgus, Redruth, TR15 3TP

**Guide Price £340,000**



Situated in a popular residential location, this garage link detached bungalow offers well presented family sized accommodation and is offered for sale with no onward chain. It benefits from three bedrooms, two with built-in wardrobes, a lounge, fitted kitchen/diner and the bonus of a substantial conservatory to the rear. Externally there is driveway parking leading to a garage with an electric door and a well enclosed low maintenance rear garden with useful outbuildings.



Set back from the road, this garage link detached bungalow offers three bed roomed accommodation. In addition to the lounge and well appointed kitchen there is also a substantial sun lounge/conservatory to the rear. The property has gas fired heating and this is complemented by double glazing with the exception of two windows. Well presented by the vendor, it has a mostly low maintenance exterior and there is quite an open aspect from the front elevation. This is a popular area and level access is given to bus services and shopping facilities in Paynters Lane together with a public house. A country park at Tehidy together with a golf course and the coast at Portreath is within approximately three miles.

#### ENTRANCE PORCH

Double glazed with an obscure glazed door and screen to:

#### HALLWAY

With a vinyl floor and loft access via a ladder leading to a part boarded loft space. Deep linen cupboard with a radiator. Radiator.

#### LOUNGE

12'11" x 14'1" (3.95m x 4.30m)

With vinyl flooring and focusing on a fire surround and hearth with an inset gas coal effect fire. Two radiators and sliding door to:

#### SUN LOUNGE/CONSERVATORY

19'1" x 9'0" (5.84m x 2.75m)

A magnificent room with tile effect flooring, a triple aspect and double doors to the outside. Two radiators.

#### KITCHEN/DINER

9'4" x 16'0" (2.86m x 4.89m)

Well appointed with a one and a half bowl sink unit and working surfaces having cupboards and drawers beneath plus splash backs. Complementary eye level units and a breakfast bar. Appliances include a cooker hood, an oven and a hob. Radiator and spot lighting.

#### BEDROOM 1

14'0" x 9'8" (4.28m x 2.95m)

Mirrored door wardrobes and a radiator.

#### BEDROOM 2

14'0" x 8'9" (4.28m x 2.69m)

Two double wardrobes and a radiator.

#### BEDROOM 3

8'5" x 8'8" (2.58m x 2.65m)

With a radiator.

NB. Bedrooms 2 and 3 have single glazed windows as they back onto the conservatory.

#### BATHROOM

6'9" x 5'7" (2.08m x 1.71m)

P shaped bath with a curved screen and a mains shower unit. Pedestal wash hand basin and a low level wc. Tiled walls, spot lighting, heated towel rail and an extractor fan. We are told that there is underfloor insulation.

#### OUTSIDE

Double gates lead to a driveway providing parking and turning facilities. This leads to the GARAGE 2.89m x 5.13m (9'6" x 16'10") which is attached to the bungalow and has internal access. There is an electric up and over door and a wall mounted combi boiler which we understand was installed last autumn. The rear garden is low maintenance and has a useful WORKSHOP, a STORE SHED and an OUTSIDE WC with a upvc door, a low level wc and basin. The area is enclosed having a degree of privacy. As previously mentioned the exterior of the property has a low maintenance finish for the most part.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Proceed though Higher Broad Lane, over the A30 into Broad Lane and take the next right into West Tolgus. Continue along this road and the property will be found on the left hand side identified by a For Sale board.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

#### SERVICES

Mains drainage, mains metered water, mains electricity, mains gas heating.

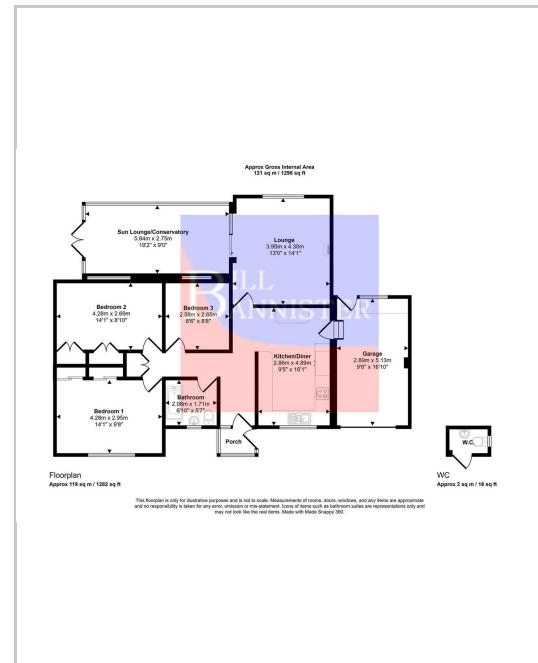
Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

