



# Mount Ambrose Mount Ambrose Redruth TR15 1NX

Offers Over £285,000

- LINK-DETACHED BUNGALOW WITH INCREDIBLE VIEWS
  - PARKING FOR 3 CARS
  - WORKSHOP/GARAGE
  - MULTI-FUEL BURNER
  - BEAUTIFUL GARDEN
    - SNUG/SUNROOM
  - GAS CENTRAL HEATING
    - CHAIN FREE
  - POTENTIAL TO EXTEND (PENDING RELEVANT CONSENTS)
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 892.00 sq ft



#### PROPERTY DESCRIPTION

Tucked away within a quiet cul-de-sac of just three other properties, this link-detached, two bedroom bungalow enjoys impressive elevated views of Redruth, the mine workings and the North coast. The accommodation comprises of a glazed porch leading into the spacious Living/dining room with multi-fuel burner and beautiful dark wood laminate flooring, a modern fitted kitchen with integrated appliances, two bedrooms (with a generous Master bedroom), a family bathroom with bath and shower over and a beautifully light sunroom/snug with ceramic tiles and glazing to three sides, to really make the most of the views.

Externally, the property offers driveway parking for three vehicles, a garage/workshop with handy lean to area and a lovely rear garden with a raised paved patio positioned to make the most of the far-reaching sea views and sunsets.

The bungalow has been transformed by the current owners, creating a truly wonderful home, while still offering potential to extend, subject to the relevant permissions, with the enclosed lean-to/workshop area situated behind the garage offering the perfect space for a dining room/conservatory or even third bedroom. Many neighbouring properties have really made the most of the breathtaking views with an addition of a first-floor. We feel this home would be prime for this pending the relevant consents.

This home really needs to be viewed to appreciate just how beautiful it is.

#### LOCATION

Tucked away in a cul-de-sac running off from Mount Ambrose and only a few minutes from the town centre offering excellent retail, leisure facilities and schools for all ages. The A30 leading to Camborne, Penzance and Truro is only a few minutes drive away, making it an ideal base to explore all Cornwall has to offer as well as the mainline rail way providing transport links through the county and beyond. There are several beaches within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within a few miles.

#### ACCOMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### TO THE FRONT

A large driveway with parking for up to three/four cars leads up to the garage with electric door and the entrance porch. A path leads around to the side, providing additional storage and the garage provides through access to the garden.

#### PORCH

Double glazed floor to ceiling side panels and beautiful decorative tiled floor providing a practical and sheltered entrance to the home whilst flooding the living room with natural light. Radiator.

#### KITCHEN

Over-looking the garden and benefitting from the incredible panoramic sea views from the two double glazed windows. The modern kitchen runs along three sides with granite effect laminate worktops, ample eye and base units, integrated fridge/freezer, microwave and eye level oven and grill. Four ring gas hob with stainless steel splashback and extractor fan and one and a half stainless steel sink. Laminate flooring, radiator and door with glazed panels leading out to the garden and lean-to.

#### HALLWAY

Continuation of the dark wood laminate flooring and doors leading to the bedrooms and family bathroom. Radiator and access hatch to the loft which is partially boarded.

#### BEDROOM TWO

This gorgeous room is currently being utilised as a nursery but can accommodate a double bed. Boasting a floor to ceiling double glazed glass panel to the front making this a very light room. Three quarter height panelling to one side, carpeted flooring, radiator.

#### MASTER BEDROOM

To the rear elevation, over-looking the garden and enjoying the incredible views. Currently housing a super king bed whilst still leaving space to each side for bedside tables. 3/4 height panelling, TV point, carpeted flooring and radiator. Concertina wooden door leads into the Sun room/snug.

#### DRESSING ROOM/SUN ROOM

This versatile space is accessible from the master bedroom and externally from the garden. This room has huge versatility and is currently being used as a dressing room/music room. Floor to ceiling concertina doors provide ample storage and also house plumbing installed by the previous owners giving the option of adding an En-suite to the master bedroom. This is an incredibly light space with the floor to ceiling glazed panels to three sides giving the most incredible sea views and over looking the garden. The white ceramic tiles only add to the light feel of this room. uPVC double glazed door leading out to the rear garden. Two radiators and underfloor heating.

#### LEAN-TO

Leading off from the Kitchen and Garage this useful space is currently used by the vendors as a extended Worksp/utility space and we believe pending the relevant consents offers excellent extending potential whether that be a Conservatory/dining room or even an additional bedroom.

#### FAMILY BATHROOM

This Bathroom really has been designed to utilise all the space given and benefits from a bath with glass privacy screen, shower over and additional waterfall shower head, freestanding basin with mixer tap above and storage below, light up de-misting mirror with storage and low level WC. Slate effect tiled flooring and floor to ceiling tiling behind the basin and shower with recessed box shelving. uPVC double glazed window with opaque glass. Heated towel rail and underfloor heating.

#### GARAGE

Electric door opens into an area proving plentiful storage. Door to the rear opens onto the lean-to area and through to the garden. Electricity and plumbing for a washing machine. Currently housing a washing machine and tumble dryer.

#### GARDEN

Making the most of the incredible views, the current vendors have created a beautiful raised paved patio creating the perfect space for sun bathing and entertaining. The garden is full of colour with a lawned area, areas laid to bark chippings as well as slate chippings. There are high fences and mature bushes creating maximum privacy without obstructing the beautiful views. Storage shed, wood store and additional covered storage built to the side. Outside water-tap, lights and external sockets. A raised path runs from the kitchen along the rear of the bungalow taking you to the door to the sun room. External lights and water tap.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

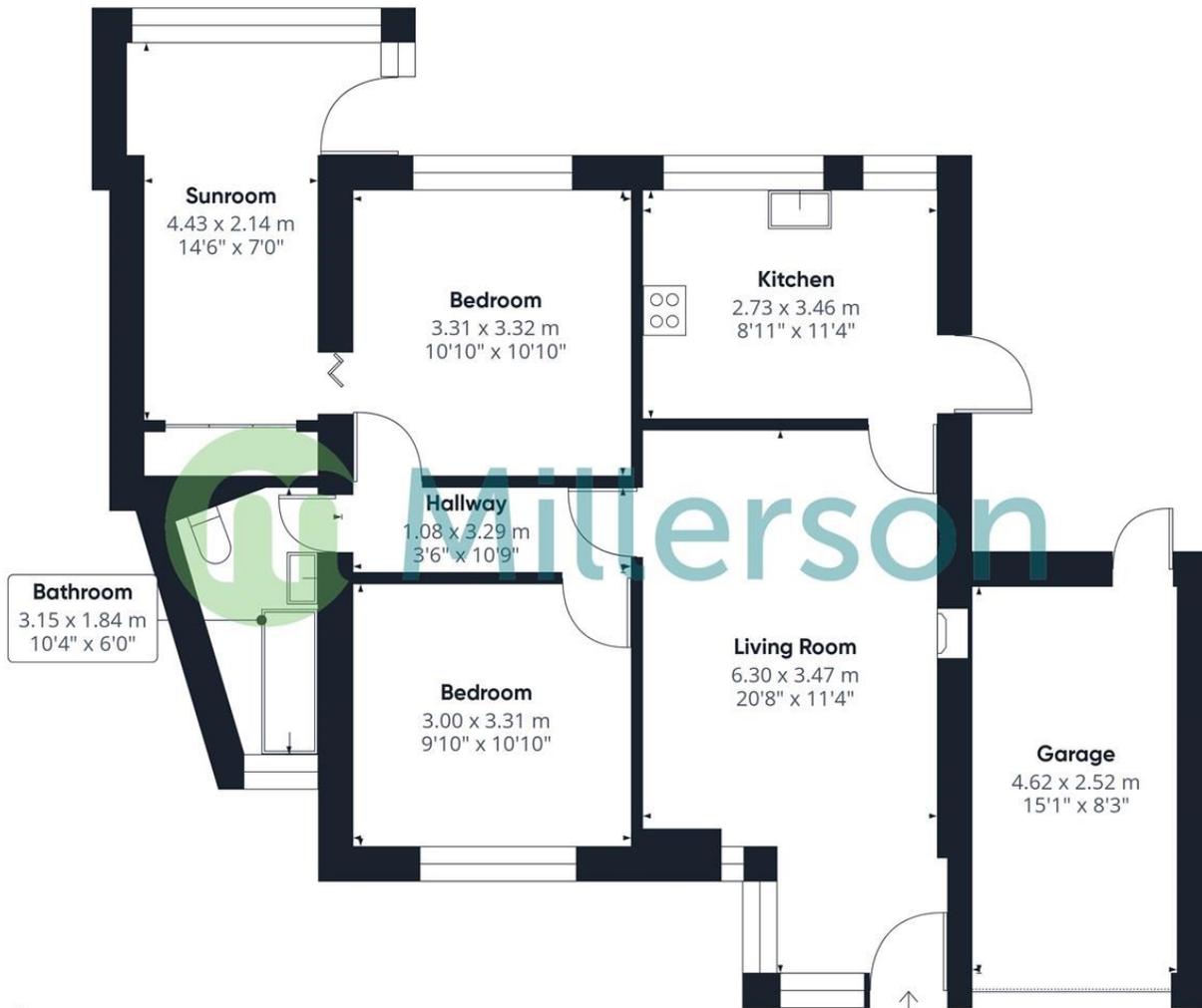
Property construction: Standard construction

Energy Performance rating: D



Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing, Underfloor heating, and Wood burner  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage, Driveway, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
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Open Government Licence v3.0.  
The information contained is intended to help you decide whether the  
property is suitable for you. You should verify any answers which are  
important to you with your property lawyer or surveyor or ask for quotes from  
the appropriate trade experts: builder, plumber, electrician, damp, and  
timber expert.





Approximate total area<sup>(1)</sup>  
82.9 m<sup>2</sup>  
892 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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