

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £280,000 FREEHOLD

*Mount Ambrose, Redruth, Cornwall, TR15 1NX*



- THREE BEDROOMS
- DETACHED NON ESTATE BUNGALOW
- SECLUDED LOCATION
- GOOD SIZED GARDENS SURROUNDING
- GAS CENTRAL HEATING
- PARKING FOR UP TO 4 VEHICLES
- COUNCIL TAX BAND : D EPC: C
- CONSERVATORY

A Three bedroom, Non estate, Detached Bungalow set is a secluded plot of good proportions in the popular area of Mount Ambrose on the outskirts of Redruth with good access to local transport links, shops, schools and the main A30 trunk road. The property is surrounded by mature gardens which are in need of maintenance and clearing. The accommodation comprises of: - Entrance Porch, Kitchen/Diner, Lounge, Conservatory, Hallway, Three Bedrooms and a recently installed modern Shower Room/WC. The property is double glazed and is warmed by gas central heating. There is space to park up to four cars. EPC: C. Council Tax Band D.



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# Mount Ambrose, Redruth, TR15 1NX

Approached via a driveway leading to a gate opening to the property with pathway leading to:-

## ENTRANCE PORCH

There is a UPVC door to the front, double glazed window to the rear, space and plumbing for a washing machine and a door to:-

## KITCHEN/DINING ROOM

15'8" x 12'0" (4.78m x 3.66m)

A modern kitchen with a range of eye level and base units with real wood work surfaces, inset asterite single bowl sink with side drainer, built in electric double over, integrated microwave, inset electric hob with extractor over, space for an upright fridge freezer, ample space for a dining table, two double glazed windows to the rear, wall mounted gas combi boiler, radiator, telephone point and door to:-

## HALLWAY

There are doors to all rooms and a loft access hatch with pull down ladder. Dor to the rear garden.

## LOUNGE

18'11" x 12'1" (5.77m x 3.68m)

A good sized room with a feature fireplace with provision for a gas fire or perhaps an open fire (subject to a chimney inspection), double glazed window to the side, radiator, TV aerial point and sliding patio doors opening to:-

## CONSERVATORY

13'3" x 11'1" (4.04m x 3.38m)

Of block and timber construction with double glazed windows and a polycarbonate roof. Double doors opening to the rear garden. It should be noted that the conservatory requires some repairs as there is currently water ingress where it meets the property.

## BEDROOM ONE

11'1" x 10'8" (3.38m x 3.25m)

A good sized main bedroom with a double glazed window to the front and radiator.

## BEDROOM TWO

11'1" x 9'3" (3.38m x 2.82m)

A useful second double bedroom with a double glazed window to the front and radiator.

## BEDROOM THREE

10'0" x 7'10" (3.05m x 2.39m)

A generous single bedroom with double glazed window to the front and radiator.

## SHOWER ROOM/WC

Recently remodelled and comprising of a double width shower enclosure with electric shower over, close coupled WC, wash hand basin set in a vanity unit, radiator, part tiled walls, extractor and a double glazed window to the front.

## OUTSIDE

## OFF ROAD PARKING

There is off road parking for up to four vehicles to the front of the property.

## GARDENS

There are extensive gardens surrounding the property in need of maintenance and clearing as they are somewhat overgrown with mature shrubs, trees and climbers. The gardens are bounded by walling, hedging and fencing with several clearings, two sheds, summerhouse, three green houses and a poultry cage.

## AGENTS NOTE

The property is of standard block construction. Council Tax Band D All mains services are connected. Broadband Speeds from 13Mbps Standard and 1000Mbps Ultrafast (source Ofcom). Mobile coverage from all major networks (Source Ofcom).

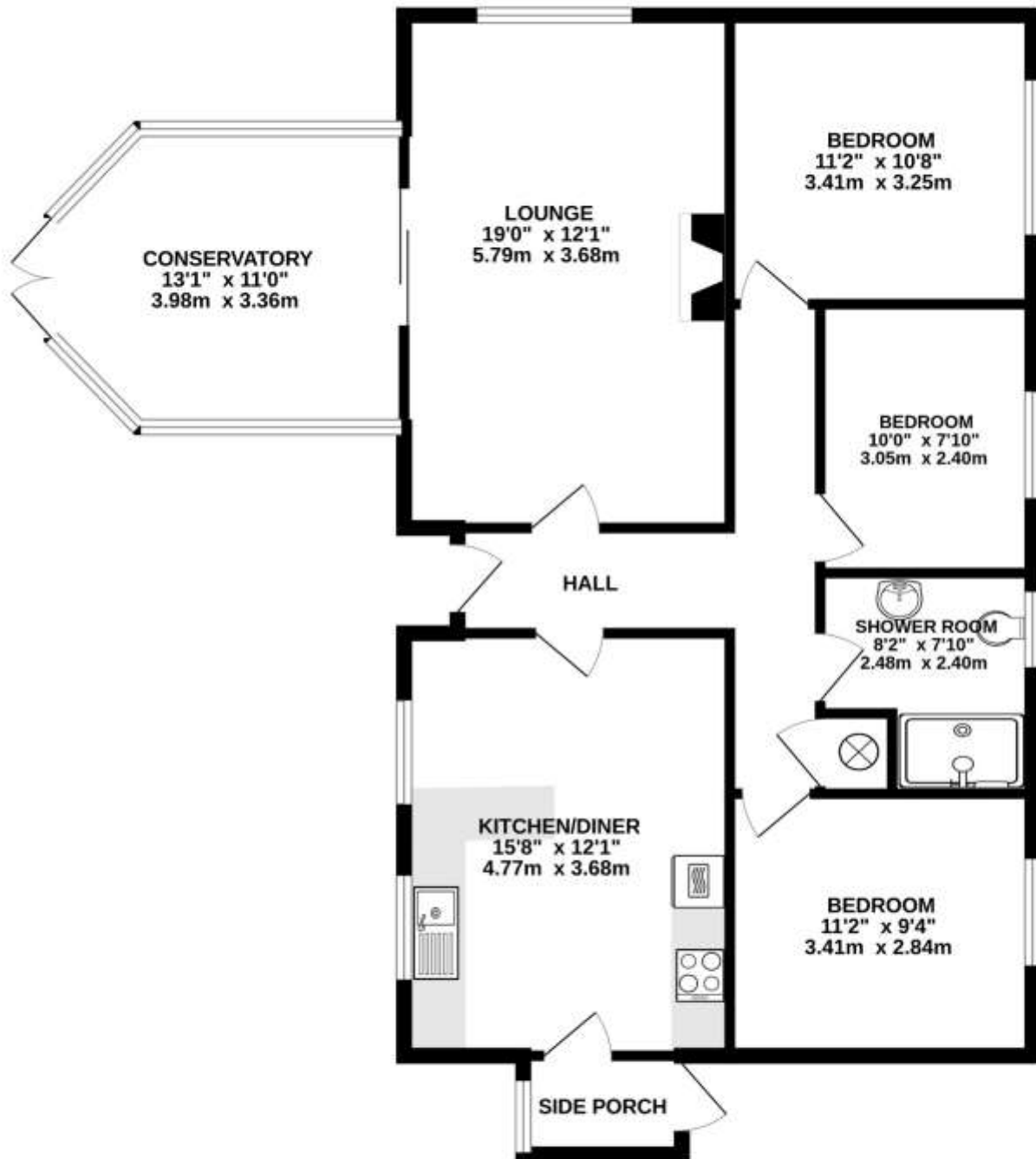
## ENERGY EFFICIENCY RATING

This property has been rated as C (69) with a potential rating of C (76),



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

GROUND FLOOR  
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

We/it every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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