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Sales & Lettings



4 Nook Cottages, Wheal Montague

North Country, Redruth, TR16 4AF

£229,950



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We are very pleased to bring to market this 'ready to move into' and quite immaculately presented, modern two bedroomed home with allocated parking. This property is set in a particularly convenient location to Redruth as well as the nearby coastal village of Portreath. Built in 2016 and set back from the road, the property has been very thoughtfully laid out by the original builder and very well looked after and cared for by the current vendor. On entry you will find yourself in a good sized hallway that gives access to a convenient and generously sized downstairs WC which could add cloakroom space should the new owner wish to do. There is also a storage cupboard in the hallway which adds aesthetic value by housing the gas fired boiler. A fully glazed internal door opens into the open plan kitchen/lounge/diner. The fitted kitchen is laid out in a U-shaped format with a large breakfast bar backing on to the living area. The kitchen has a number of integrated appliances including a separate under counter fridge and freezer and an electric hob with oven and grill below. The kitchen units and drawers are soft close and in a striking gloss white finish. An understairs double door storage cupboard is a very convenient home for a washing machine with plumbing available. The lounge/living area is of a good size and looks out onto the south west facing rear garden. A staircase with a 90 degree right turn leads to the first floor landing where the two bedrooms can be found. Bedroom one to the rear overlooks the garden and has the added benefit of a built-in wardrobe. The second bedroom to the front also has a built-in wardrobe. Between the two bedrooms is a shower room with a large walk-in shower which has the added convenience of the control taps as you walk in and at the opposite end of the shower head. The property has gas fired central heating complemented by double glazing throughout.

Externally to the front of the property, there is a hard standing shared driveway with allocated and numbered parking spaces. There is a block paved pathway to the front whilst access is gained via a shared pathway to access a gate to the rear garden. The rear garden itself is low maintenance and south west facing with a split level patio and primarily laid to gravel surround.

In terms of location, it is just a short drive to access the A30 link road, ideal for those commuting by road, and just beyond is the nearest supermarket. There is another major supermarket,

accessible in under ten minutes by car. There are nearby bus services available. Redruth town is accessible by car in under ten minutes and here you will find a range of independent retailers, chain stores and a good range of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. There are a number of nearby schools and Redruth main line railway station, where you can access London amongst other destinations. The popular coastal village of Portreath, with its beach and access to the famous South West Coastal Path, is again under a ten minute drive and Tehidy Country Park and Tehidy Golf Club are within similar distances. Many other local towns, beaches and attractions are also nearby and accessible.

Upvc front door with two obscure double glazed decorative panels opens to:

HALLWAY

Radiator and a door opens to a full height storage cupboard housing a Worcester boiler and fuse board plus a hatch to further plumbing. Stairs to the first floor and a door to:

WC

Low level wc and a wash hand basin set in a vanity unit with a tiled splash back and fixed mirror above. Upvc frosted double glazed high level window to the front aspect, an extractor fan and a radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER

13'0" x 21'11" (3.98m x 6.70m)

A push door opens to a storage cupboard housing a washing machine with plumbing. The kitchen is in a U shaped format with a good sized breakfast bar. Range of eye level storage cupboards and base level storage cupboards and drawers with soft close doors and finished in gloss white. Built-in under counter fridge and built-in under counter Lamona freezer. Integrated Lamona hob with a Lamona oven and grill below, an extractor above and a glass splash back. Single stainless steel sink and drainer below a upvc double glazed window overlooking the front aspect. Mains heat alarm. The lounge area has a door to the understairs storage cupboard and a coal effect electric fire set on a decorative hearth with a decorative wooden fireplace surround. Radiator and upvc French doors open out to the rear garden.

FIRST FLOOR

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LANDING

Mains smoke alarm. Door opens to a full height storage cupboard with slatted shelved storage.

BEDROOM 1

13'2" x 7'9" (4.03m x 2.38m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect. Door opens to a built-in wardrobe with hanging space and shelved storage.

BEDROOM 2

10'2" x 8'3" (3.11m x 2.54m)

Radiator below a upvc double glazed window overlooking the front aspect with far reaching views towards the north coast. Push button door opens to a built-in wardrobe with hanging space and shelved storage.

FAMILY SHOWER ROOM

6'10" x 5'1" (2.09m x 1.57m)

Low level wc below a upvc frosted double glazed window to the side aspect. Wash hand basin built into a vanity unit with a tiled splash back and a fixed mirror above. Large walk-in shower with a thermostatic shower and separate built-in taps plus a glass shower screen. Extractor fan, spot lighting and a loft access hatch.

OUTSIDE

To the front a hard standing driveway provides allocated parking. A block paved pathway leads to the front door with an outside tap. Side gated access leads to the rear garden which is fully enclosed with fenced borders all round. There is a split level slabbed patio with a laid to gravel surround. A step leads down to the side access pathway. Outside light.

DIRECTIONS

From Avers roundabout, take the slip road sign posted to Porthtowan, Portreath and North Country. Proceed along and turn left at the crossroads where the property will be found on the left hand side, set back from the road.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 1 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



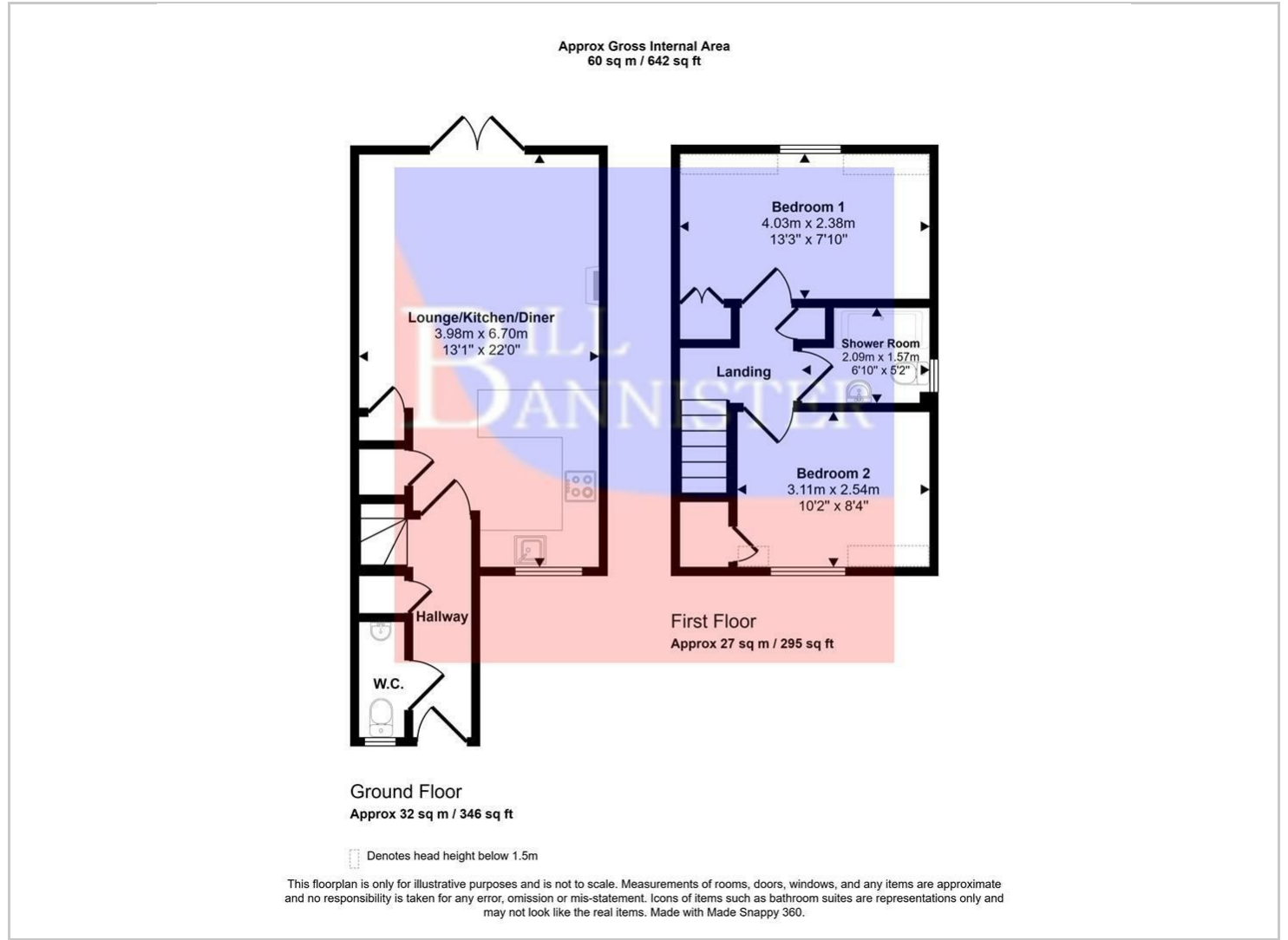
Hybrid Map



Terrain Map



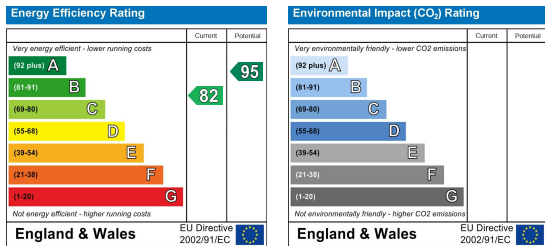
Floor Plan



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.