



Tregea Hill | Portreath | Redruth | TR16 4PQ

Price Guide £365,000



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A wonderful opportunity to acquire a detached Brick clad Timber chalet with uninterrupted views out over the beach at Portreath which is just a 200 metre walk away. Likely to be CASH BUYERS only due to the construction. Also a great redevelopment or holiday letting opportunity.

- Uninterrupted Sea Views
- 200m from the beach
- 2 bedrooms
- Open plan living/kitchen
- Council tax band A
- EPC E49
- Likely cash Buyers Only

A wonderful opportunity to acquire a detached brick clad timber chalet with uninterrupted views out over the beach at Portreath which is just a 200 metre walk away. The property has an open plan L-shape living room opening to the kitchen/breakfast area, 2 bedrooms, rear porch and shower room. Having upvc double glazing, there is electric heating including 2 "Quantum" heaters. parking for a vehicle, and steps and pathway leading up to the property. Likely to be CASH BUYERS only due to the construction. Also a great redevelopment or holiday letting opportunity.





INFORMATION

Council Tax Band A

EPC E49

Broadband: Superfast Available (Ofcom checker)

Freehold

Private drainage.

Living Area

11'10" x 10'0" (3.62m x 3.05m)

Sliding patio doors to the front with Sea View

Kitchen/breakfast Area

10'5" x 9'10" (3.20m x 3.02m)

base and wall cupboards. Space for undermounted appliances. electric cooker. Stainless steel sink. Canopy ceiling

Bedroom

8'4" x 8'3" (2.55m x 2.53m)

Dual aspect with sea views.

Bedroom

8'6" x 6'10" (2.60m x 2.10m)

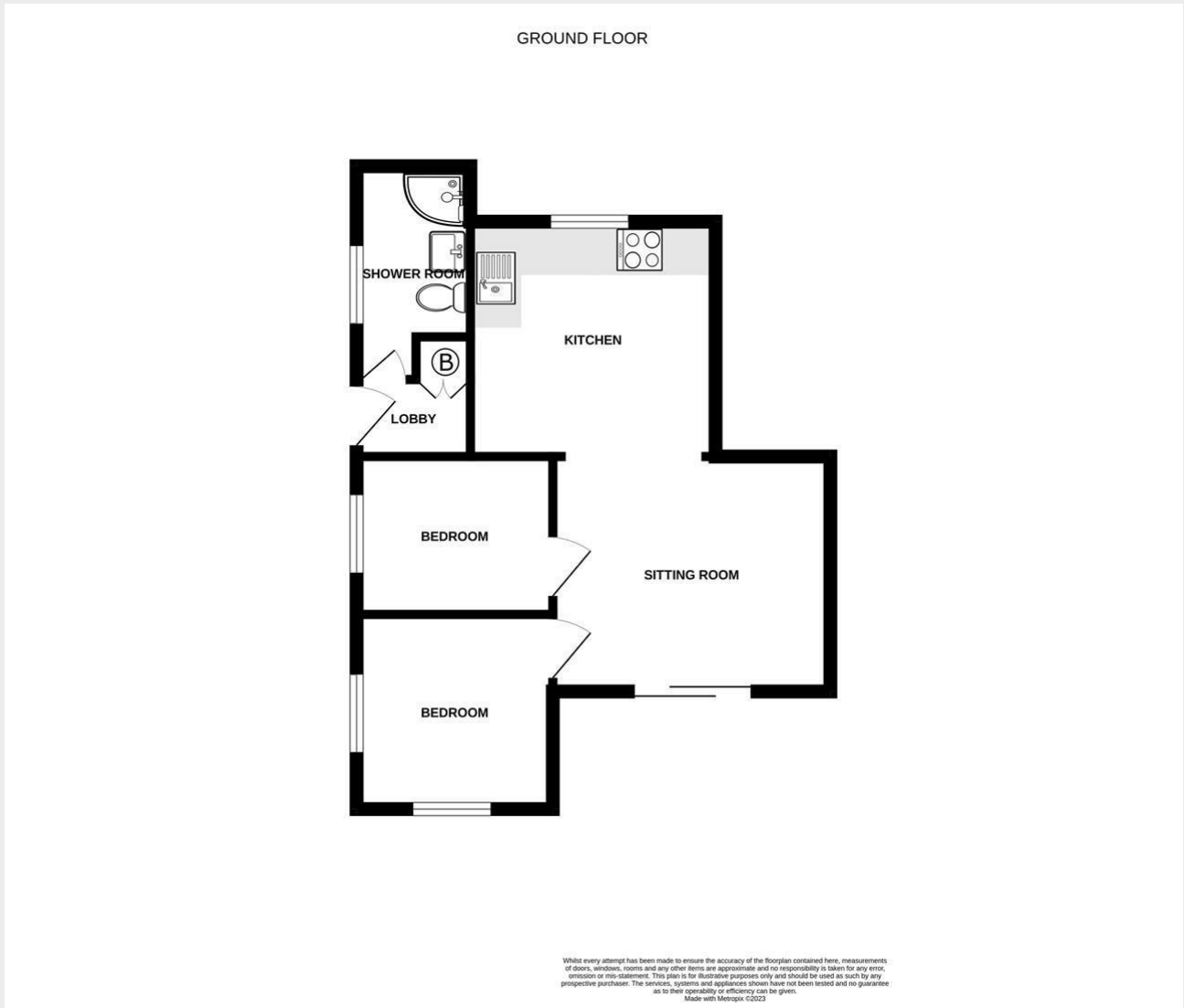
Shower Room

8'10" x 4'7" (2.70m x 1.42m)

White suite with quadrant shower cubicle, pedestal wash basin and w.c. Chrome heated towel rail.

Outside

The property is approached up steps and a pathway from Trega Hill at the base of which there is a parking space. There is an area of garden to the front and rear as well as an area of hillside.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|--|--|--|
| Current | Potential | Current | Potential |
| 49 | 84 | A | A |
| England & Wales EU Directive 2002/91/EC | England & Wales EU Directive 2002/91/EC | England & Wales EU Directive 2002/91/EC | England & Wales EU Directive 2002/91/EC |

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