



Seton Villa





# Seton Villa

Scorrier Road, Redruth, Cornwall, TR16 5AA

North Coast 4 miles Truro 12 miles Falmouth 10 miles

An attractive, spacious and versatile bungalow with generous gardens of approximately 0.7acre.

- No Onward Chain
- Generous Gardens Approx 0.7 acres
- Sitting Room
- Dining Room
- Shower And Bathroom
- Spacious Versatile Bungalow
- Large Welcoming Hallway
- Kitchen/Breakfast/Family Room
- 4 Bedrooms (2 en-suite)
- Garages, Summerhouse, Ample Parking

Offers In Excess Of £585,000

## SITUATION

Seton Villa is situated on the fringe of the popular town of Redruth. The town is located around four miles from the spectacular North Cornish coastline and offers an array of interesting shops and traditional inns, together with a mainline rail connection to London Paddington.

In recent years, this historic town has experienced renewed levels of investment allowing the restoration of important buildings and commercial growth. Close by are a number of well-regarded local schools including Trewirgie Junior School and Redruth School. Also found on nearby Clinton Road are a doctors' surgery, library and dentist.

The local area offers a number of recreational facilities including Tehidy Golf Club and delightful countryside with a plethora of outside activities.

The city of Truro is around 12 miles distant whilst the university town and port of Falmouth is approximately 10 miles.





## DESCRIPTION

Seton Villa is an impressive most versatile family home built in 1990. The bungalow has been beautifully finished with an eye for detail and style and individually designed with an arched covered porch and a spacious welcoming entrance hallway that runs the length of the bungalow giving rear access to the garden. The dual aspect sitting room has a wood burning stove on a slate hearth and bi-fold glazed doors leading into the formal dining room. The open plan kitchen/breakfast/family room has triple windows to the front and a comprehensive range of cream high gloss cabinets with integrated appliances including halogen hob with extractor, eye level double ovens and microwave. The utility room has a window to the side, sink with spray tap, space and plumbing for washing machine and tumble dryer.

The master suite has a large picture window and french doors to the rear garden, walk in dressing room, and a beautifully appointed bathroom with hydro bath and separate walk in shower. There are three further double bedrooms (1 en-suite) a separate shower room and family bathroom. A door leads from the hallway into the attached double garage incorporating a workshop to the rear with window and door to rear garden. The loft space is fully boarded and has consent for conversion under planning application number PA18/00771.

## OUTSIDE

The spacious driveway leads to the single and double garages and allows parking for several vehicles, boat/caravan storage. The front garden is enclosed with fencing and has profusely stocked borders of thoughtfully planted flowers and shrubs and a lawn area. Gates leads to the rear with further storage space to the side. The rear meadow garden borders open farmland and has extensive lawn area with fruit garden, orchard with fruit bushes and trees, vegetable garden, summerhouse and unique original air raid shelter ideal for wine cellar storage.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

## VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

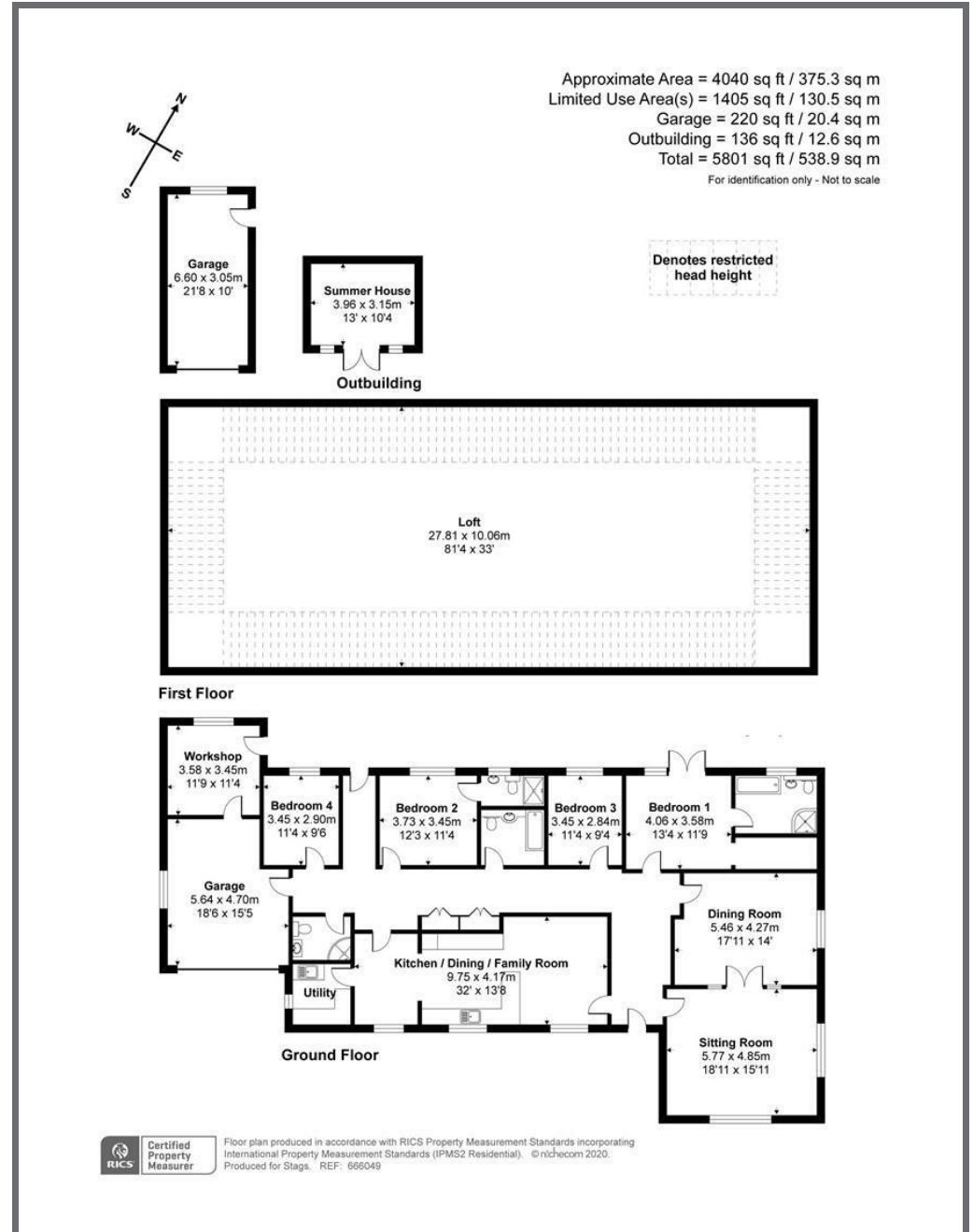
From Truro head towards the A30 Chiverton Roundabout. Travelling south bound take the first exit for Scorrier. Cross over the mini roundabout and under the bridge. At the next roundabout take the second exit towards Redruth. Proceed past the filling station and the property will be found on the right hand side after approximately 200 metres.







These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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