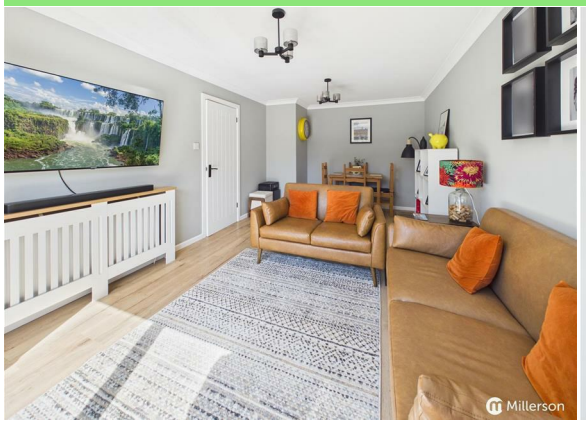
# Wheal Trelawney

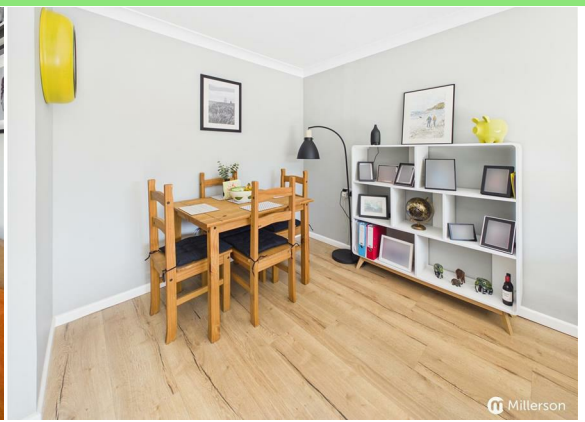
# Redruth

# TR15 2LQ

## Asking Price £270,000

- IMMACULATE SEMI DETACHED BUNGALOW
- QUIET CUL DE SAC
- BEAUTIFUL SUNNY GARDEN
- TWO BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT LIVING/DINING ROOM
- UPDATED SHOWER ROOM
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 723.00 sq ft

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## PROPERTY DESCRIPTION

Situated in a quiet and Cul De Sac on the outskirts of Redruth is this immaculate, semi detached bungalow boasting a beautiful south facing garden, driveway and garage. The accommodation has been updated throughout comprising an entrance hall, a well appointed modern kitchen with integrated appliances, light and bright living/dining room, two comfortable bedrooms and a modern shower room. Outside, a driveway for two cars sits adjacent to a level lawn and gives access to a single garage. The rear garden has been tastefully landscaped and enjoys all day sunshine with plenty of flowering shrubs and a lovely private seating area. Other benefits include double glazing and gas central heating.

## LOCATION

Wheal Trelawney is a quiet Cul De Sac situated just off Sandy Lane on the outskirts of Redruth. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities.

## ACCOMMODATION IN DETAIL

All dimensions are approximate and measured by LiDAR)

## ENTRANCE

Obscure double glazed door into:

## ENTRANCE HALL

A welcoming entrance hall with wood effect flooring, space for hanging coats, radiator, inset lighting, doors to all rooms.

## LIVING/DINING ROOM

A light an bright living space with double glazed patio doors opening onto the rear garden, wood effect flooring, space for dining table and chairs, radiator.

## KITCHEN

A well appointed modern kitchen fitted with a range of Duck Egg, gloss finish units with 'Neff' integrated appliances including oven with hide and slide door, grill, microwave and hob along with integrated washing machine, dishwasher and fridge/freezer. Stone effect work surfaces with 'Metro' tiled splash backs, stainless steel sink with mixer tap and drainer, concealed 'Worcester' combination boiler, tiled flooring, radiator, double glazed window, inset lighting.

## BEDROOM ONE

A comfortable master bedroom with double glazed window and radiator.

## BEDROOM TWO

A comfortable second bedroom with fitted double wardrobe, double glazed window and radiator.

## SHOWER ROOM

A stunning, upgraded shower room comprising a double shower cubicle with rainfall style shower head, secondary attachment and easy clean marble effect surround, W.C with concealed cistern and hand basin inset to vanity unit with fitted cupboard below, wall mounted mirror, additional wall units and easy clean marble effect surround, heated towel rail, inset lighting, extractor fan, obscure double glazed window.

## OUTSIDE

The property is approached over a driveway providing parking for two cars adjacent to a level lawn. A pedestrian gate gives secure access to the front door, rear garden and a good sized single garage with up and over door, power and light and plenty of over head storage space.

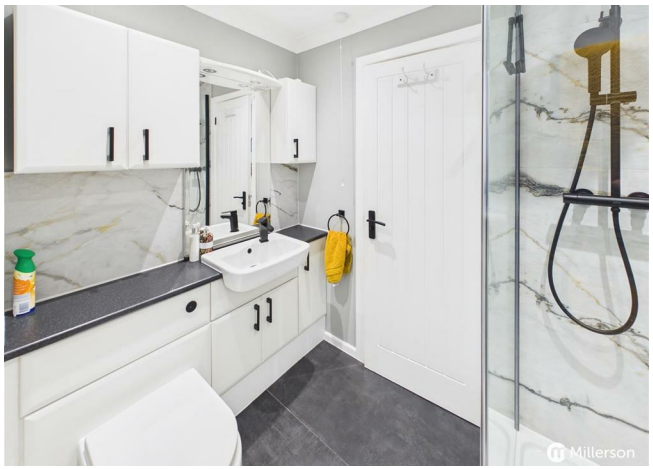
The rear garden is a real feature to the home boasting a southerly aspect and enjoying plenty of sunshine. A porcelain patio provides a pleasant seating area whilst the rest of the garden has been tastefully landscaped and is well stocked with plants and shrubs. There is also a useful tool shed and a greenhouse.

## DIRECTIONS

From the top of South Downs, take the first exit at the roundabout onto Sandy Lane. Take the second left into Carknown Gardens and then third left into Wheal Trelawney where the property can be found on your left hand side.

## MATERIAL INFORMATION

Council Tax band: B
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: C
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
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway and Garage
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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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.

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)

67.2 m²

723 ft²

(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.

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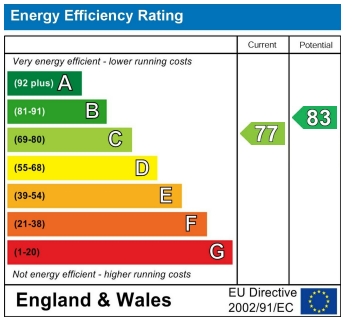


## Needing To Sell?

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