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**Trevingey Parc,  
Redruth**

**£250,000  
Freehold**





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**Property Introduction**

Offered for sale with no onward chain, this detached bungalow occupies a corner plot on this popular residential development.

Benefiting from three bedrooms, there is a lounge with full height picture window to the front which gives access to a sun lounge and there is a fitted kitchen. One will find a separate shower room and WC and from the kitchen there is a conservatory/utility.

The bungalow is double glazed and there is oil fired central heating.

To the outside there is a generous garden to the front, shared driveway parking is available to the side and the rear garden which extends to one side of the bungalow is enclosed and secure for younger children and pets.

Viewers should be aware that there are two building plots behind the property, one with planning permission for a single dwelling under Planning reference number PA14/03384. The second is for two dwellings under Planning reference PA21/00942. These new properties will share the driveway of Delta Lodge.

**Location**

Redruth is ideally located in West Cornwall for access to the A30, there are mainline rail links to London and the north of England and the north coast is within five miles. The south coast university town of Falmouth can be found within ten miles.

Truro the administrative and main shopping centre for the area is within eleven miles. Redruth offers a mix of local and national shopping outlets, there is schooling for all ages within a walking distance of the bungalow and Pool with its out of town retail outlets is within one mile.

**ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

**HALLWAY**

Recessed hanging cupboard, access to loft space and radiator. Panelled doors opening off to:-

**LOUNGE 12' 10" x 10' 10" (3.91m x 3.30m) maximum measurements**

uPVC double glazed full height picture window to the front and with a uPVC double glazed door opening to the sun lounge to the side of the property. Radiator.



### SUN LOUNGE 11' 4" x 9' 7" (3.45m x 2.92m)

Enjoying a triple aspect with full height uPVC double glazed windows and with uPVC double glazed French doors to the side. Ceramic tiled floor.

### KITCHEN 11' 11" x 10' 11" (3.63m x 3.32m) L-shaped, maximum measurements

uPVC double glazed door and window opening to conservatory/utility. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Inset 'Hotpoint' ceramic hob, 'Indesit' double eye level oven and space for fridge/freezer and dishwasher. There is a breakfast bar, tiled floor and radiator. Cupboard housing 'Worcester' oil fired boiler and two door larder cupboard.

### CONSERVATORY/UTILITY 7' 4" x 7' 4" (2.23m x 2.23m)

uPVC double glazed enjoying a triple aspect with uPVC double glazed French doors to the rear. Ceramic tiled floor and plumbing for automatic washing machine. Returning to hallway:-

### BEDROOM ONE 11' 10" x 9' 10" (3.60m x 2.99m)

uPVC double glazed window to the front. Radiator.

### BEDROOM TWO 9' 0" x 8' 4" (2.74m x 2.54m)

uPVC double glazed window to the side. Radiator.

### BEDROOM THREE 10' 4" x 6' 4" (3.15m x 1.93m)

uPVC double glazed window to the side. Radiator.

### SHOWER ROOM

uPVC double glazed window to the rear. Fitted with a corner shower enclosure with 'Triton' electric shower, pedestal wash hand basin and full ceramic tiling to walls. Tiled floor and radiator.

### WC

uPVC double glazed window to the rear. Low level WC, full ceramic tiling to walls and tiled floor.

### OUTSIDE FRONT

To the front there is a generous lawned garden with a drive to the side giving additional parking if required. There is a range of mature shrubs.

### REAR AND SIDE GARDEN

The rear garden is enclosed, mainly lawned with a pond. The rear and side garden is secure and ideal for those with younger children and pets and offers a good level of privacy.

### SERVICES

Mains metered water, mains drainage, mains electric.

### AGENT'S NOTE

The Council Tax band for the property is band 'C'. Viewers should be aware that there are two building plots behind the property, one with planning permission for a single dwelling under Planning reference number PA14/03384. The second is for two dwellings under Planning reference PA21/00942. These new properties will share the driveway of Delta Lodge.

### DIRECTIONS

From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights turn right and at the traffic lights in the centre of the town turn left into West End. Take the next turning left into Coach Lane and at the top of Coach Lane the road bears around to the right into Trevingey Road, continue along Trevingey Road and then take a right hand turn into Trevingey Close, then bear right and then left into Trevingey Parc where the property will be identified at the head of the cul-de-sac by our For Sale board. Using What3words:- constants.fondest.commander



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	80
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Detached corner plot bungalow
- Popular residential location
- Chain free sale
- Three bedrooms
- Lounge with picture window
- Sun room
- Fitted kitchen
- Separate shower room and WC
- Oil fired heating
- Gardens and parking



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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