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**The Paddock,  
Redruth**

**£250,000  
Freehold**





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**Freehold**

### Property Introduction

Offered for sale chain-free, this well-presented semi-detached bungalow which is located within a cul-de-sac, is ideal for the first-time buyer or retired persons.

Benefiting from two bedrooms, there is a lounge/dining room, fitted kitchen and a contemporary-style shower room. The entrance door and windows are all uPVC double glazed and there is a gas fired central heating system.

To the outside, driveway parking is available to the front, to the side is an enclosed paved space and from here, there is access to the main garden which lies to the rear, is enclosed and mainly lawned with mature shrubs.

Properties in this location attract a good level of interest and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

The Paddock is an estate of bungalows and houses which were built in the late 1990s, there is a mixture of semi-detached and detached properties and it is located on the southern side of Redruth (Falmouth side).

Within a five-minute drive, one will find the centre of Redruth where there is a mainline Railway Station which connects with London Paddington and the north of England and a range of both local and national shopping outlets.

The A30 trunk road is also within easy reach to the north of the town, Lanner Village lies close by and also has a shop, Public House, fish and chip shop and Primary School.

Falmouth with its range of beaches on the south coast, which is also Cornwall's university town, is approximately nine miles away and the north coast at Portreath is within six miles.

### ACCOMMODATION COMPRISES

Recessed storm porch with uPVC double glazed door opening to:-

#### HALLWAY

L-shaped with a laminate floor, recessed shelved linen cupboard and radiator. Access to loft space. Panelled doors open off to:-

### KITCHEN 8' 11" x 8' 0" (2.72m x 2.44m)

uPVC double glazed window to the front. Fitted with a range of eye-level and base units having adjoining roll-top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Gas cooker point, space and plumbing for an automatic washing machine and wall-mounted 'ideal' combination gas boiler. Extensive ceramic tiled splashbacks, laminate flooring and radiator.

### LOUNGE/DINER 15' 3" x 10' 7" (4.64m x 3.22m)

uPVC double glazed suspended bay window to the front. Radiator.

### SHOWER ROOM

uPVC double glazed window to the side. Remodelled with a concealed cistern WC set in vanity unit wash hand basin incorporating storage beneath. Oversize quadrant shower enclosure with plumbed shower, shower boarding to walls and radiator.

### BEDROOM ONE 11' 8" x 10' 7" (3.55m x 3.22m) maximum measurements

uPVC double glazed window to the rear. Recessed two-double-door wardrobes and radiator.

### BEDROOM TWO 9' 0" x 7' 3" (2.74m x 2.21m)

uPVC double glazed window to the rear. Two-sliding-door recessed wardrobe and radiator.

### OUTSIDE FRONT

To the front, the garden is largely lawned with mature shrubs, a driveway gives parking for one vehicle and there is an external water supply. Gate opening to:-

### SIDE GARDEN

To the side, the garden is paved, fully enclosed and secure for younger children and has a timber storage shed. External power supply and gate to:-

### REAR GARDEN

The rear garden is enclosed, largely lawned and features a range of mature shrubs and there is a gravelled seating area.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

### DIRECTIONS

From Redruth Railway Station, proceed down the hill and at the first set of traffic lights, turn left into Bond Street, continue along the road and at the next set of traffic lights, bear slight left heading towards Falmouth. At a roundabout, take the first exit left into Sandy Lane and then turn left again into The Paddock, turn left again and then left into the first cul-de-sac where the property will be identified on the left-hand side. If using What3words: porridge.pokers.blows

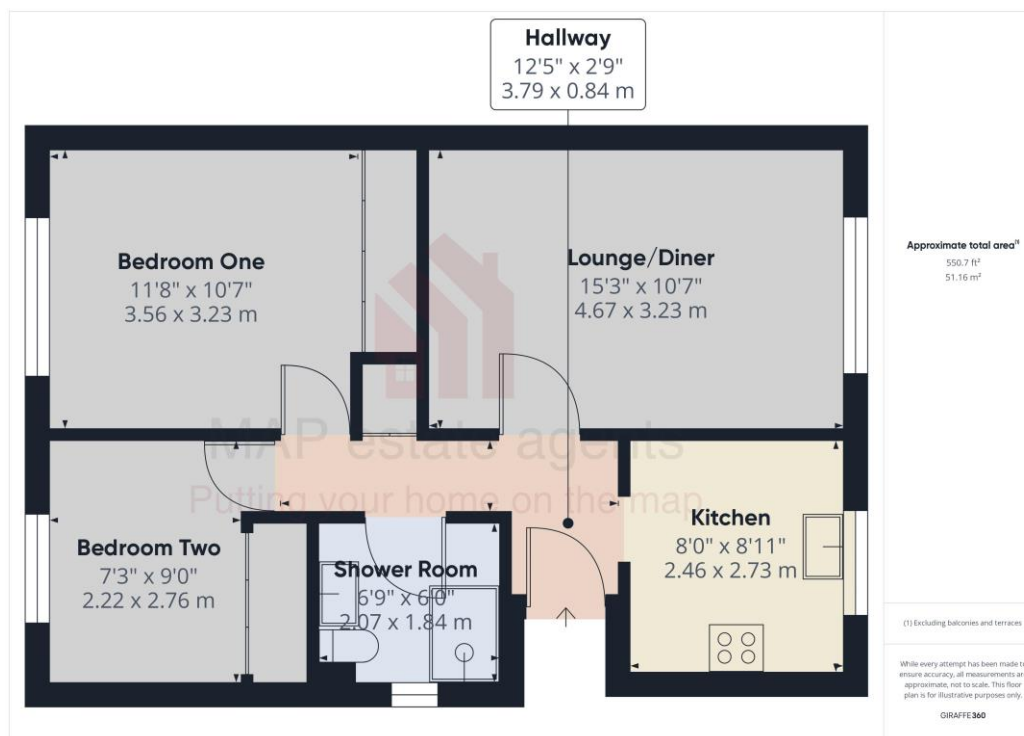


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Modern semi-detached bungalow
- Two bedrooms
- Lounge/diner
- Fitted kitchen
- Remodelled shower room
- uPVC double glazing
- Gas central heating
- Enclosed rear garden
- Driveway parking
- Chain-free sale



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