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**Clijah Close,  
Redruth**

**£360,000  
Freehold**





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## **Property Introduction**

Situated within a mature development on the Falmouth side of Redruth, this detached bungalow enjoys a rural outlook to the rear. The property benefits from three bedrooms, there is a generous lounge and a remodelled kitchen/dining room. In addition to the bathroom there is a porch to the rear. Heating is provided by an oil fired boiler located in the garage which also has plumbing for an automatic washing machine and with the exception of the rear porch there is also uPVC double glazing.

Occupying a generous plot there is driveway parking for up to four cars at the front and the rear garden is largely lawned with apple trees and an aluminium framed greenhouse. The bungalow does require some attention, notably to the rear porch, however this has been reflected in the asking price.

Properties in this area create a good level of interest and viewing our interactive virtual tour prior to arranging a closer inspection is highly recommended.

## **Location**

Clijah Close is a small development of mainly detached bungalows situated off South Downs on the Falmouth side of Redruth. Within less than a five minute drive one will find the centre of Redruth where there is a main line Railway Station which connects with London Paddington and the north of England and a range of both national and local 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. Schooling for all ages is available within Redruth, Falmouth with its range of beaches on the south coast and is also Cornwall's university town is approximately nine miles away and the north coast of Portreath with its active harbour and sandy beach is within six miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door with side screen opening to:-

#### **HALLWAY**

Laminate flooring, vertical radiator and recessed storage cupboard. Panelled doors open off to:-

#### **LOUNGE 20' 2" x 11' 11" (6.14m x 3.63m)**

uPVC double glazed window to the front focusing on a wood fire surround with recessed wood burning stove and a radiator.

### BEDROOM ONE 13' 11" x 10' 10" (4.24m x 3.30m)

uPVC double glazed window to the front. Recessed single door wardrobe. Radiator.

### BEDROOM TWO 9' 10" x 8' 0" (2.99m x 2.44m)

uPVC double glazed window to the side. Recessed single door wardrobe. Radiator.

### BEDROOM THREE 13' 3" x 8' 4" (4.04m x 2.54m)

uPVC double glazed window to the rear. Recessed single door wardrobe and radiator.

### BATHROOM

uPVC double glazed window to the rear. Refitted with a modern suite consisting of close coupled WC, vanity wash hand basin and panelled bath with 'Mira' electric shower over. Extensive ceramic tiling to walls, ceramic tiled floor and radiator. Access to loft space.

### KITCHEN/DINER 19' 11" x 8' 1" (6.07m x 2.46m) L-shaped, maximum measurements

uPVC double glazed sliding patio door to rear and uPVC double glazed window to rear porch. Remodelled with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a one and a half bowl sink unit with mixer tap. Built-in 'Zanussi' double oven, space over for microwave and inset ceramic hob with cooker hood over. Extensive ceramic tiled splashbacks, plumbing for dishwasher and laminate flooring. Radiator.

### REAR PORCH 7' 5" x 3' 8" (2.26m x 1.12m)

uPVC double glazed window to rear and side. Door to rear.

### OUTSIDE FRONT

To the front the garden is part enclosed, there are gravelled beds with mature shrubs and parking is available on the drive for up to four vehicles. Pedestrian access leads to either side of the bungalow.

### REAR GARDEN

The rear garden is enclosed and enjoys a rural outlook. Largely laid to lawn there are a range of productive apple trees and an aluminium framed greenhouse and a storage shed.

### GARAGE 18' 3" x 9' 11" (5.56m x 3.02m)

With a roller door to the front and having power, light and water connected. Floor mounted 'Grant' oil fired boiler. Door and single glazed window to rear.

### AGENT'S NOTE

The property is band 'C' for Council Tax.

### SERVICES

The bungalow benefits from mains water, mains electric and private drainage with a septic tank.

### DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights into Bond Street, continue through Bond Street into Clinton Road and at the next set of traffic lights bear slight left into Southgate Street and after passing the entrance to Wentworth Close on the right hand side, take the next turning right into Clijah Close where the property will be found ahead of you to the left. If using What3words:- reviewed.grips.fell



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached bungalow in popular residential location
- Three bedrooms
- Generous lounge
- Re-modelled kitchen/dining room
- Bathroom
- uPVC double glazing
- Oil fired central heating
- Good size gardens to front and rear
- Parking and garage
- Requires some updating



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