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**Wentworth Close,  
Redruth**

**£320,000  
Freehold**





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**Freehold**

### Property Introduction

Offered for sale with no onward chain, this detached non-estate bungalow comes to the market for the first time since being built some 23 years ago.

Benefiting from three bedrooms, the principal bedroom enjoys an en-suite, there is a generous lounge/dining room which overlooks an enclosed garden to the side and in addition to the fitted kitchen there is a family bathroom.

The property has gas central heating and there is uPVC double glazing throughout. Enclosed gardens lie to either side of the bungalow and there is a detached garage with additional parking.

Situated on the Falmouth side of Redruth in a popular residential location, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

Wentworth Close is within three quarters of a mile of the town centre and offers easy commuting to both the city of Truro and the south coast university town of Falmouth.

The historic former mining town of Redruth offers a range of local and national shopping outlets, there is a mainline Railway Station with direct links to London Paddington and the north of England and the A30 trunk road runs to the north of the town. Within six miles one will find the north coast harbour village of Portreath, which is noted for its sandy beach and has the coastal footpath running through it.

Redruth has locally respected schools offering education for all age ranges and Cornwall College will be found at Pool which is within three miles.

### ACCOMMODATION COMPRISES

Storm porch with recessed uPVC double glazed door opening to:-

#### HALLWAY

L-shaped with recessed two door cupboard and further recessed shelved cupboard. Radiator and access to loft space. Doors opening off to:-



### LOUNGE/DINING ROOM 22' 11" x 11' 6" (6.98m x 3.50m)

Two uPVC double glazed windows to the side and uPVC double glazed patio door opening onto an outside seating area. Two radiators. Door to:-

### KITCHEN 12' 9" x 9' 0" (3.88m x 2.74m)

uPVC double glazed door and window to rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in 'Hygena' oven with four ring gas hob and cooker hood over, extensive ceramic tiled splashbacks, space and plumbing for an automatic washing machine and radiator. Wall mounted 'Worcester' combination gas boiler.

Returning to hallway, door to:-

### BEDROOM ONE 10' 0" x 8' 1" (3.05m x 2.46m)

uPVC double glazed window to the front. Recessed built-in wardrobe and radiator.

### PRINCIPAL BEDROOM TWO 13' 7" x 11' 3" (4.14m x 3.43m)

uPVC double glazed window to the side with two recessed built-in wardrobes and a radiator. Door to:-

### EN-SUITE

uPVC double glazed window to front. Fitted with a close coupled WC, pedestal wash hand basin and recessed tiled shower enclosure with plumbed shower. Radiator.

### BEDROOM THREE 11' 0" x 9' 0" (3.35m x 2.74m)

uPVC double glazed window to side. Recessed two door wardrobe. Radiator.

### FAMILY BATHROOM

uPVC double glazed window to the rear. Fitted with a pedestal wash hand basin, close coupled WC and panelled bath with tiled splashbacks. Radiator.

### OUTSIDE

Set to one side is an enclosed, lawned garden which sets the property back from the road through South Downs. To the rear a pathway leads to either side of the property and there is a further side garden which is enclosed, offers a high level of privacy and is designed to be easy to maintain with a decked seating space off the lounge/dining room and with largely gravelled beds with mature shrubs. Pedestrian access leads out onto Wentworth Close.

### GARAGE 18' 7" x 10' 2" (5.66m x 3.10m)

Detached from the property with an up and over door and having power and light connected.

### PARKING

Adjacent to the garage is a parking space.

### AGENT'S NOTE

Please be advised the property is band 'C' for Council Tax band purposes.

### SERVICES

The property benefits from mains gas, mains metered water, mains drainage and mains electricity.

### DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights and continue along this road to the next set of traffic lights turning slight left heading towards Falmouth. The entrance to Wentworth Close will be found as the first property on the left hand side. If using What3words:- ignore.shuttle.quantity



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached non-estate bungalow
- Popular location on Falmouth side of Redruth
- Three bedrooms with principal en-suite
- Lounge/dining room
- Family bathroom
- uPVC double glazing
- Gas central heating
- Gardens on two sides
- Garage and parking
- Chain free sale



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