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**Richards Lane,
Paynters Lane, Redruth**

**Guide Price £300,000
Freehold**





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Property Introduction

'Canella' is a link-detached non-estate bungalow situated in Paynters Lane and close to the local shops and amenities of Illogan.

Benefiting from uPVC double glazed windows and doors complemented by a recent installed air source heating system.

The accommodation comprises of an entrance hallway leading to a kitchen/diner, lounge, three bedrooms and a modern fitted bathroom suite.

One of the main features of the property are the mature well stocked gardens enjoying a good degree of privacy whilst to the front a single driveway leads to the garage.

Location

The bungalow is ideally situated for accessing the local amenities as well as being situated close to the wider range of shops that are in both Redruth and Camborne towns. The main A30 is also nearby enabling travelling to other parts of the county and beyond that much more convenient. The north coastal villages of Portreath, Porthtowan and St Agnes offer delightful coastal walks taking in their breathtaking views.

The city of Truro is approximately twelve miles distant, this being the main centre in Cornwall for business and commerce and is home to The Hall for Cornwall.

ACCOMMODATION COMPRISES

Stained glass double glazed door opening to:-

ENTRANCE

KITCHEN 14' 0" x 7' 11" (4.26m x 2.41m) plus recess

Double glazed windows to side and front elevation. Single stainless steel sink unit with mixer tap. Range of base and wall mounted storage cupboards and work surfaces. Plumbing for automatic washing machine, recess for cooker and extractor hood over. Range of work surfaces and part tiled walls. Plumbing for automatic washing machine.

INNER HALLWAY

Double glazed door to exterior. Built-in double cupboard, wall heater, access to loft.

LOUNGE 15' 11" x 12' 6" (4.85m x 3.81m) maximum measurements

Double glazed window to front elevation. Feature open fireplace with attractive surround and mantel and wall heater. Doorways leading into hallway and front entrance.

BEDROOM ONE 12' 8" x 11' 5" (3.86m x 3.48m)

Double glazed window to rear elevation.

BEDROOM TWO 11' 1" x 9' 4" (3.38m x 2.84m)

Double glazed window to rear elevation.

BEDROOM THREE 8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to side elevation. Built-in triple cupboard housing the immersion heater.

BATHROOM

A modern suite comprising low level WC, pedestal wash hand basin and bath. Part tiled walls, wall mirror with electric light, extractor fan and chrome heated towel rail. Double glazed window.

EXTERIOR

The property is approached via a single driveway giving access to the:-

GARAGE 16' 5" x 9' 0" (5.00m x 2.74m)

Up and over door. Electric connected. Double glazed window to the rear.

OUTSIDE FRONT

The front garden is laid to lawn with a good range of mature shrubs screening the property from the road whilst a pathway via the side of the property accessed via a pedestrian gateway leads to the side entrance with further shrubs and access to the:-

REAR GARDEN

The rear garden is enclosed and private with a patio and a greenhouse. Access to the other side of the bungalow where the air source heat pump is positioned.

SERVICES

Mains drainage, mains water, mains electric.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

Proceeding along Lower Broad Lane turn right into Richards Lane, continuing past the Illogan Football Club where the property is situated a short distance along on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- parading.successor.disprove

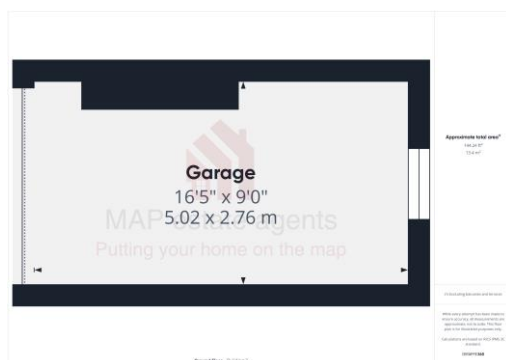


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		77
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Link-detached non-estate bungalow
- Three bedrooms
- Lounge with open fireplace
- Lounge with kitchen/diner
- uPVC double glazed windows and doors
- Air source heat pump
- Modern bathroom suite
- Private enclosed rear garden
- Garage plus driveway parking
- Situated close to both Camborne and Redruth



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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