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**The Paddock,
Redruth**

**Offers Over £250,000
Freehold**





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Property Introduction

A two bedroomed semi-detached bungalow set within The Paddock on the Falmouth side of Redruth.

Located within a cul-de-sac the bungalow has accommodation which comprises of a living room, kitchen, two double bedrooms, shower room and a conservatory. The windows are double glazed and heating is provided by a modern gas fired boiler.

Featuring an open plan lawn to the front as well as a brick paviour driveway which comfortably offers parking for two vehicles, to the rear the garden is enclosed, mainly lawned and incorporates a useful garden shed.

OFFERED FOR SALE CHAIN FREE.

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. 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 a 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

Double glazed panel front door to:-

ENTRANCE HALL

Radiator. Access hatch to loft storage space. Doors to:-

KITCHEN 9' 0" x 8' 0" (2.74m x 2.44m)

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Acrylic one and a half bowl sink unit with mixer tap over. Space for cooker with extractor over. Space

and plumbing for washing machine. Space for fridge/freezer. Complementary wall tiling.

LOUNGE/DINER 15' 3" x 10' 9" (4.64m x 3.27m)

Double glazed window to front. Radiator. Television point.

SHOWER ROOM

Walk-in shower enclosure housing mains fed shower, close coupled WC and wash handbasin inset to vanity unit with cupboards under. Obscure double glazed window to side. Radiator.

BEDROOM ONE 11' 8" x 10' 8" (3.55m x 3.25m)

Built-in triple wardrobe with cupboards over. Radiator. Double glazed window and door to:-

BEDROOM TWO

Double glazed window to rear. Radiator.

CONSERVATORY 6' 10" x 6' 4" (2.08m x 1.93m)

Of uPVC double glazed construction with sliding doors to rear garden. Laminate flooring.

OUTSIDE

To the front of the property there is driveway parking for two cars in tandem and a lawned open plan garden. The attractive rear garden is home to a pleasant patio and lawned garden. At the end of the garden there is a useful:-

GARDEN SHED 11' 7" x 7' 7" (3.53m x 2.31m)

Light and power connected.

SERVICES

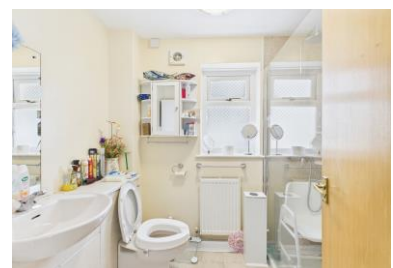
Mains electricity, mains water, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band is band 'B'.

DIRECTIONS

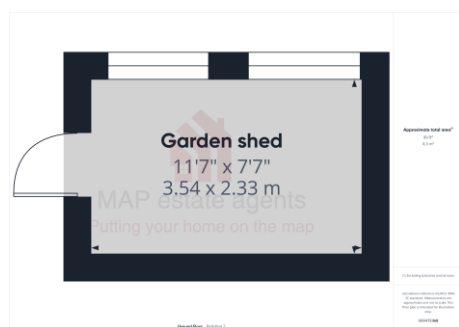
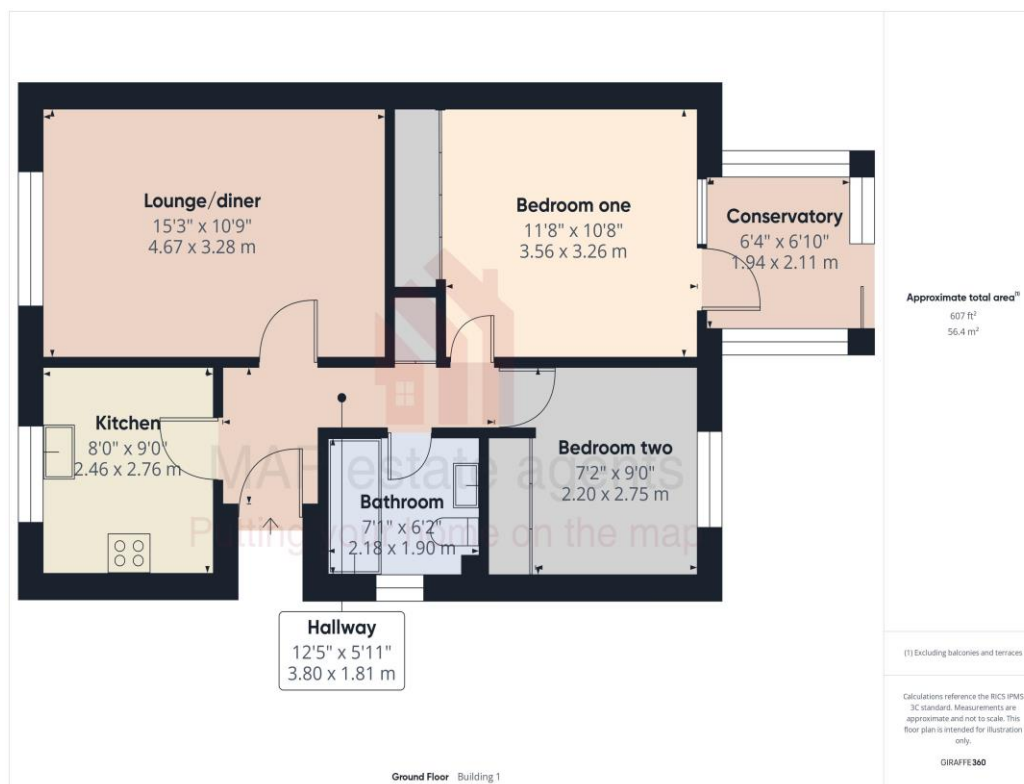
From Redruth Railway Station, proceed down the hill and at the first set of traffic lights, turn left into Bond Street, continue along the road and at the next set of traffic lights, bear slight left heading towards Falmouth. At a roundabout, take the first exit left into Sandy Lane and then turn left again into The Paddock, turn left again and then take the third turning right where the property will be seen ahead of you. If using What3words orders.firework.headlines





MAP's top reasons to view this home

- Semi-detached bungalow
- Two double bedrooms
- Generous livingroom
- Fitted kitchen
- Double glazing and gas heating
- Attractive rear garden
- Popular residential area
- No onward chain



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01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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