



5 East Park
Redruth

LODGE & THOMAS
ESTABLISHED 1892

5 East Park,
Sandy Lane, Redruth TR15 2DP

Guide Price - £260,000 Freehold

A detached two bedroom bungalow on a large corner plot, in a convenient yet quiet residential setting.

The Property

This modern bungalow has come to the market for the first time in over 50 years. It provides two double bedrooms, bathroom, kitchen and generous L-shape lounge/diner with fireplace and wood burner.

The windows have been replaced with uPVC double glazing and the fascia boards with matching, low maintenance, white uPVC. There is plenty of scope for further improvement, allowing for somebody to 'put their own mark' on it, as both the kitchen and bathroom will require modernisation, central heating system will need to be installed and the decoration throughout would benefit from refreshment.

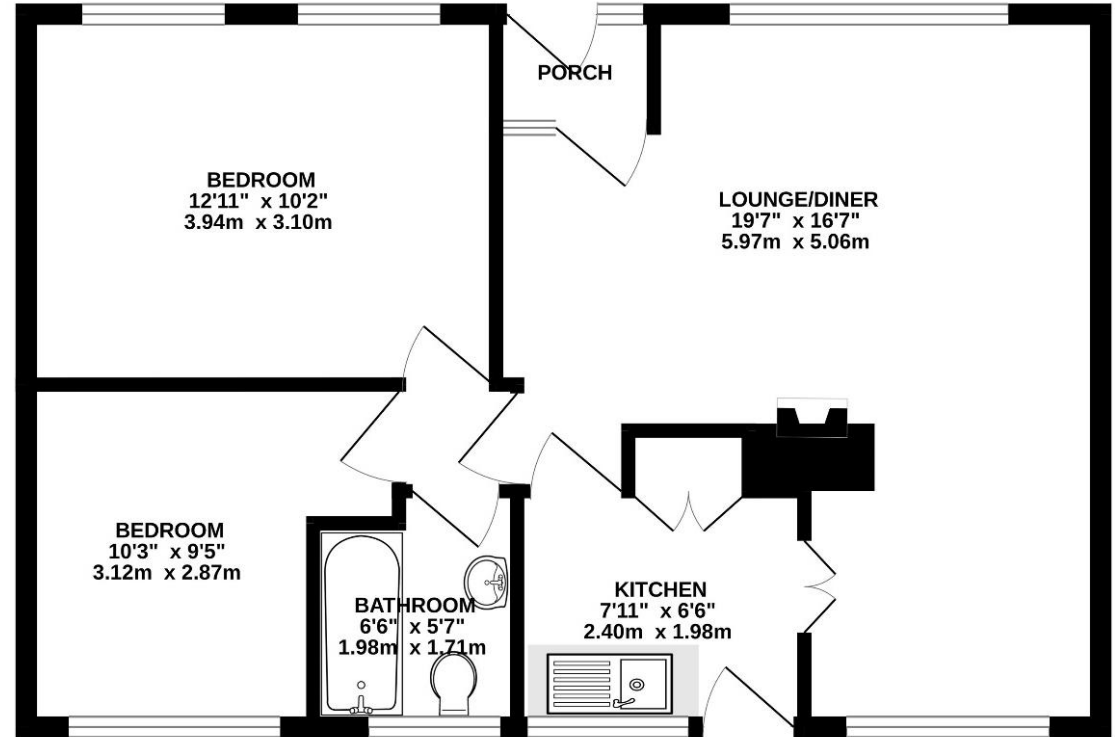
The property is situated on a particularly large corner plot with extensive gardens, which in part have become overgrown and a detached single garage fronted by a short driveway, providing off-road parking for one car.

From its slightly elevated position, the property takes in views towards Carn Brea and enjoys a bright sunny aspect.





GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

This pleasant residential setting, just off Sandy Lane on the fringe of Redruth, means that a wide variety of shopping, schooling, health and leisure facilities are within a 5 mile radius. A regular bus service stops nearby and for those wishing to travel further afield, the A30 junction at Scorrier or Avers roundabout is within a 5 minute drive.

Services

Mains electricity, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band B EPC E50

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

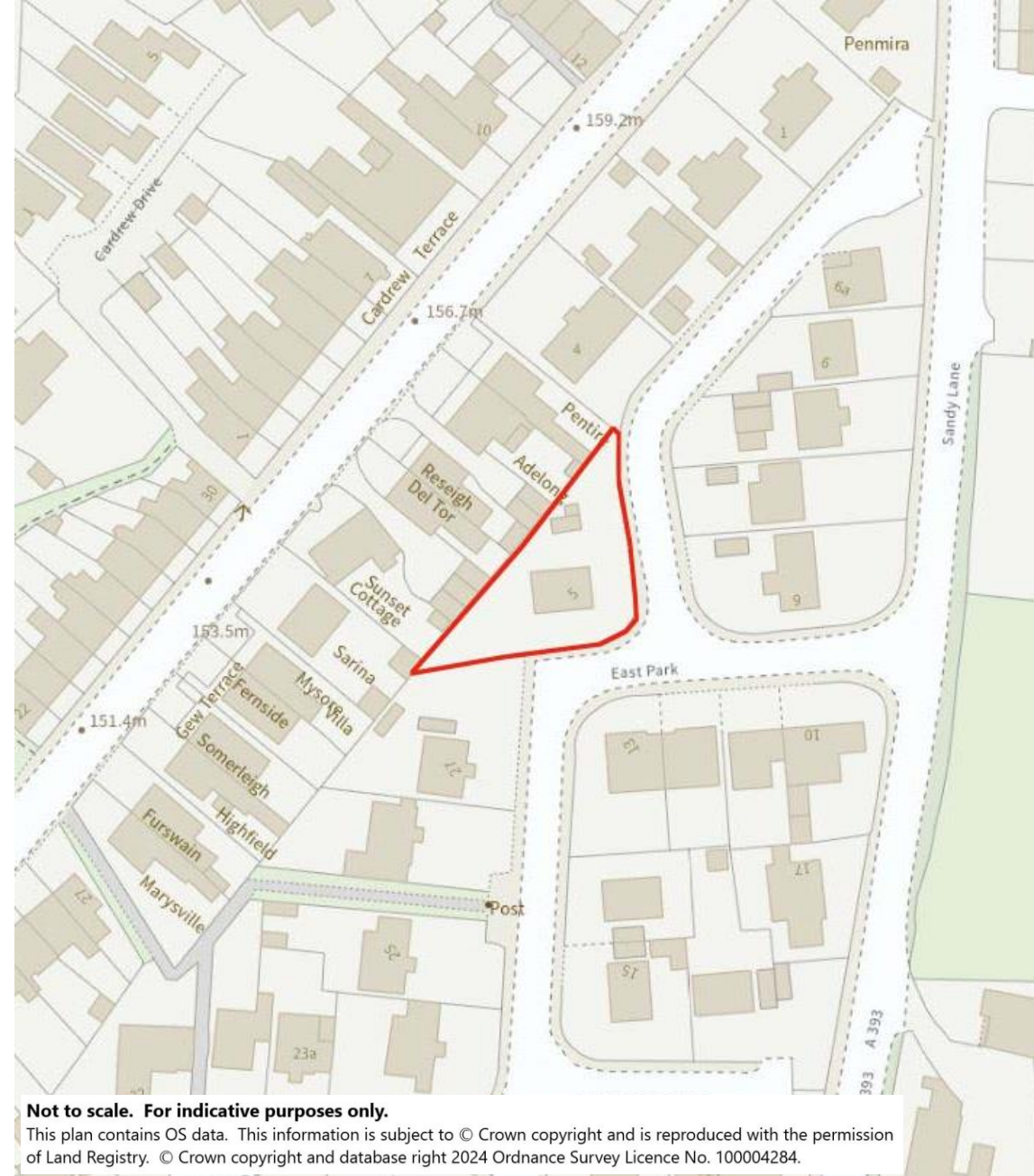
Viewings

Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions

Approaching from Scorrier, proceed to the mini roundabout in front of the factory shop on the left. Bear left to Mount Ambrose to the top of the hill, where again bear left off the roundabout into Sandy Lane. Take the next turning right into East Park where the property for sale will be found a short way in on the right hand side identified by a Lodge & Thomas for sale board.

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