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Sales & Lettings



## 59 Trevingey Road

Redruth, TR15 3DH

**£259,950**



Situated in a popular residential area with views up to Carn Brea, this detached bungalow sits on a good sized corner plot and is offered for sale with no onward chain. The property would benefit from updating and has two bedrooms, a lounge, kitchen, utility room and a bathroom. It is double glazed and this is complemented by night store heaters. Externally, in addition to the gardens there is a garage and parking facilities.





Offered for sale with on onward chain is this detached two bedroom bungalow sitting on a good sized corner plot. The property internally benefits from a lounge, kitchen, utility and integral garage with power connected. The property is light throughout and is now in need of some modernisation giving someone the opportunity to put their own stamp on it. It is situated on a good sized plot with the rear garden having the potential for a building plot, subject to any necessary planning permission that may be required. There are panoramic views up to Carn Brea and to the front there is gated off road parking for two vehicles with scope to potentially create more.

The property is located in the popular area of Trevingey on the outskirts of Redruth. There is a chip shop, a primary school and tennis courts close by and Carn Brea can be accessed on foot. Redruth town centre is approximately half a mile away where further local amenities can be found including shops, cafes, a cinema, a main line railway station and bus services.

Obscure glazed door leading to:

**FRONT PORCH**

5'6" x 4'7" (1.68m x 1.42m)

Double glazed windows. Obscure glazed door leading to:

**LOUNGE**

11'11" x 10'0" (3.65m x 3.07m)

Focal point tiled fire surround and hearth with electric fire (the vendor informs us there is an open fire behind this). Double glazed window. Night storage heater. Door leading to:

**INNER HALLWAY**

Loft access. Doors leading to:

**KITCHEN**

7'9" x 9'10" (2.38m x 3.00m)

A range of base units and two eye level units with the benefit of a pantry style cupboard with shelves. Stainless steel sink and drainer with a tiled splash back. Wall mounted drop leaf table. Airing cupboard housing the hot water cylinder with shelves. Double glazed window. Door leading to:

**UTILITY**

9'6" x 6'2" (2.90m x 1.89m)

Space and plumbing for a washing machine. Stainless steel sink and drainer with cupboards under. Eye level cupboard with glass sliding doors. Night storage heater. Obscure glazed door leading to the garden. Internal door leading to the GARAGE with power connected and an up and over door.

**BEDROOM 1**

10'8" x 9'10" (3.26m x 3.01m)

Built-in wardrobes with hanging rails and a shelf. Night storage heater. Double glazed window to the front elevation.

**BEDROOM 2**

8'8" x 9'9" (2.65m x 2.99m)

Night storage heater. Double glazed window to the rear elevation.

**BATHROOM**

5'6" x 4'11" (1.68m x 1.52m)

Panelled bath. Low level WC. Pedestal wash hand basin. Tiled splash back. Wall mounted mirrored medicine cabinet. Assistance rails. Obscure double glazed window.

**OUTSIDE**

The outside space is really something to be commended with the rear garden being of a very good size and in our opinion with the necessary planning permission has the potential of a building plot. The rear garden is mainly laid to lawn with a paved path and hedging with views up to Carn Brea. To one side of the property, leading from the utility room is a patio area with a small lawn and a gate giving access to the front where off road parking is provided for two vehicles. There is also a raised lawn with further hedging. To the other side of the bungalow is a small gate leading on to the pavement.

**DIRECTIONS**

From our office in Redruth proceed up West End and take the first turning on the left by the car park into Coach Lane. At the top of Coach Lane bear right into Trevingey Road. Continue along this road and the property will be found on the right hand side on the corner of Trevingey Close.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: C.

**SERVICES**

Mains drainage, mains metered water, mains electricity and electric heating.

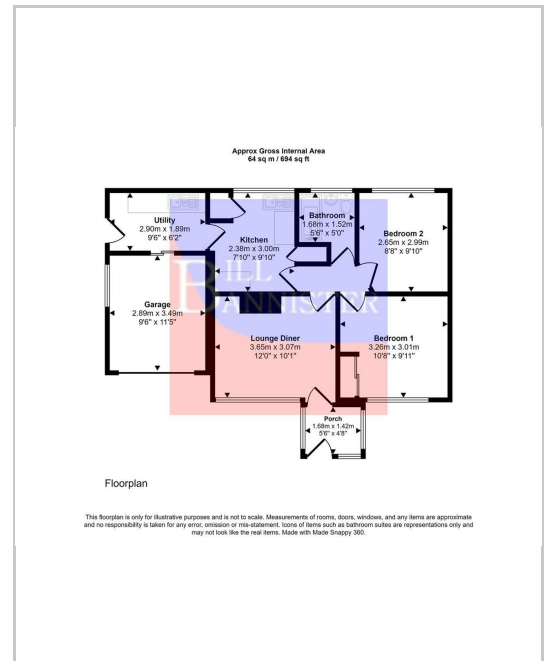
Highest available download speeds - Standard 16 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

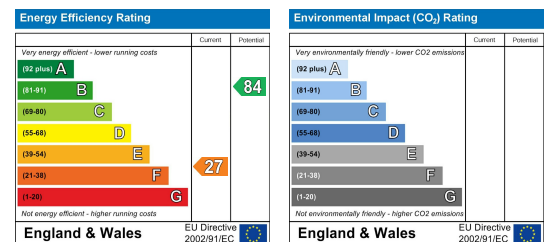
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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