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BILL BANNISTER

Sales & Lettings



Oaklands, 3 Laguna Court

Penders Lane, Redruth, TR15 1LJ

£369,950



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Offered for sale is this well presented three bedroom detached bungalow. The property internally benefits from a lounge, a fitted kitchen/diner, utility, conservatory, shower room, three bedrooms (master with en-suite) and an integral garage. The kitchen is well appointed and has been modernised in recent years with a double eye level oven and a built-in microwave. A Velux window has been added to create plenty of natural light. The lounge has three windows with a dual aspect again providing plenty of natural light. All the bedrooms are a fair size with the master bedroom having the bonus of an en-suite. Outside is really something for the keen gardener with four sheds, two having power connected, two greenhouses and plenty of mature shrubs together with a large patio area. To the front there is the benefit of off road parking for several vehicles. The property has gas central heating and this is complemented by double glazing.

Located approximately less than half a mile away from the town centre in a walled development of only four bungalows, we consider this to be a good location with the town offering local amenities including cafes, shops, a cinema and schools. In the town a main line railway station can be located as well as a bus route giving links to Falmouth and Truro. The A30 is nearby and the north coast is approximately four miles distant with Portreath being the nearest beach.

Obscure glazed UPVC door leading to:

HALLWAY

Loft access which is partially boarded and has a light. Storage cupboard with a hanging rail and shelves. Two radiators. Doors leading to:

LOUNGE

12'4" x 14'11" (3.77m x 4.55m)

Having three windows with a dual aspect making the room feel light and airy with a focal point coal effect gas fire and a radiator.

KITCHEN/DINER

12'0" x 10'11" (3.66m x 3.35m)

Having been modernised in recent years it is well appointed with a range of eye level and base units. Double oven, a built-in microwave and a gas hob with a cooker hood over. Space and plumbing for white goods. One and a half bowl sink and drainer. Tiled splash backs. Velux window. Radiator. Double glazed window in to the conservatory. Door leading to:

CONSERVATORY

10'3" x 12'9" (3.13m x 3.89m)

A good sized room with a glass roof. Wall mounted electric heater. Door leading to the rear garden.

UTILITY

9'1" x 5'11" (2.79m x 1.81m)

Space and plumbing for a washing machine with a range of base level cupboards. Stainless steel sink and drainer with a tiled splash back. Door leading to the rear garden. Door leading to:

GARAGE

Integral garage with an up and over door and power connected.

SHOWER ROOM

7'4" x 6'0" (2.24m x 1.84m)

A modern suite with a walk-in shower, low level WC and a vanity basin with storage beneath and a wall mounted mirrored medicine cabinet above. Velux window. Towel radiator. Extractor.

BEDROOM 1

12'4" x 9'4" (3.76m x 2.87m)

Two double glazed windows. Radiator. Door leading to:

EN-SUITE

4'9" x 6'3" (1.47m x 1.93m)

Shower cubicle with mains shower over. Pedestal wash hand basin. Low level WC. Obscure double glazed window.

BEDROOM 2

9'10" x 9'8" (3.01m x 2.95m)

Radiator. Double glazed window.

BEDROOM 3

8'9" x 9'0" (2.68m x 2.75m)

Built-in cupboard with a hanging rail. Double glazed window. Radiator.

OUTSIDE

The rear garden is really quite impressive with a patio area having two sheds, one with power connected. The patio then leads on to an area currently used as a wild garden with a pond and plenty of mature shrubs and a summerhouse at the bottom with power connected. To one side of the property there are raised borders with further mature shrubs, two greenhouses and two

further sheds. There are gates on either side giving access to the front of the property where off road parking is provided for several vehicles with further mature shrub borders and two small trees.

Please note that the trees in the rear garden have tree preservation orders.

DIRECTIONS

From our office in Redruth proceed along Chapel Street and turn right after the community centre into Roaches Row. Take the first left into Penders Lane and then first right into Laguna Court where number 3 will be found in the corner.



Road Map



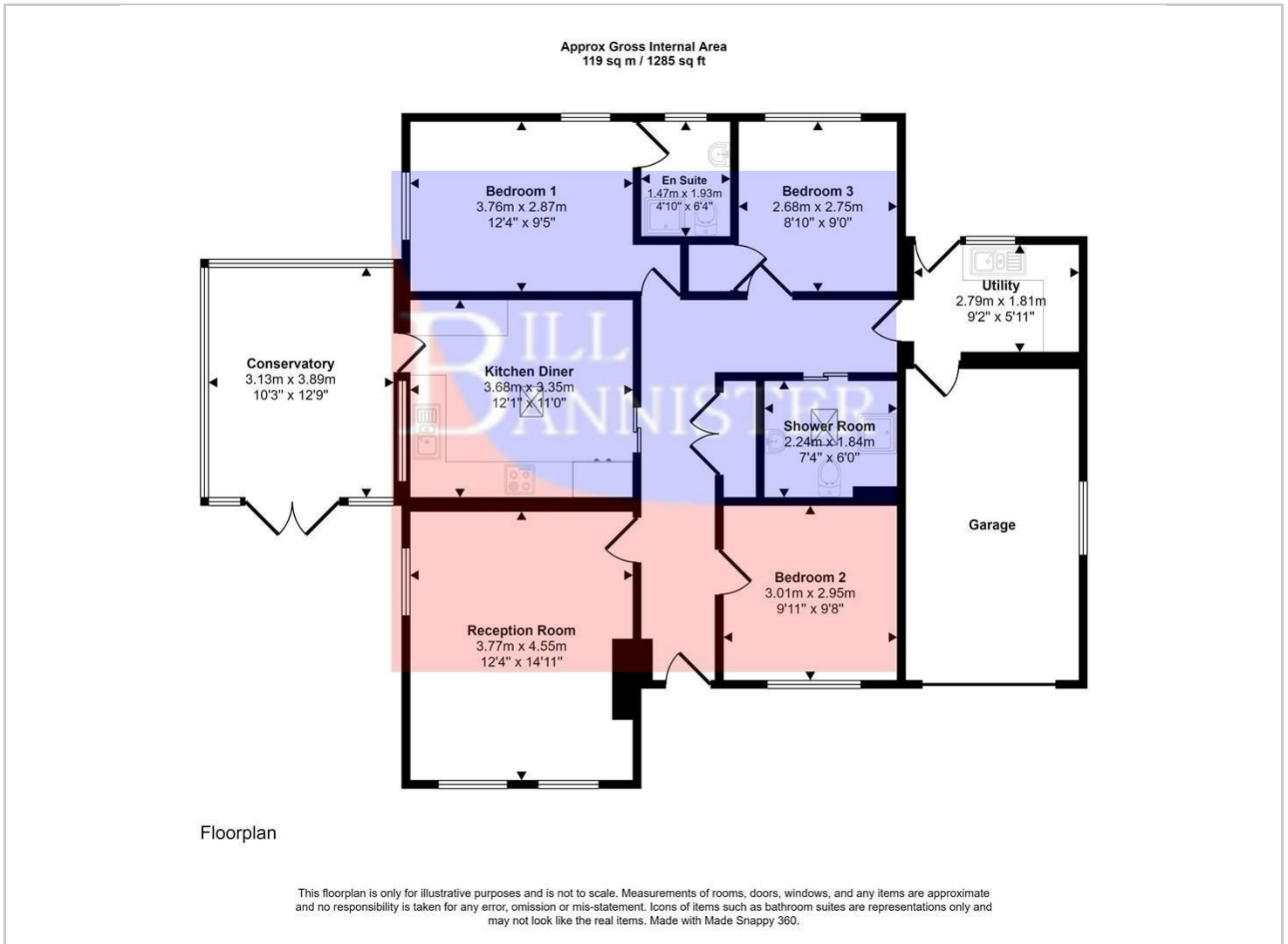
Hybrid Map



Terrain Map



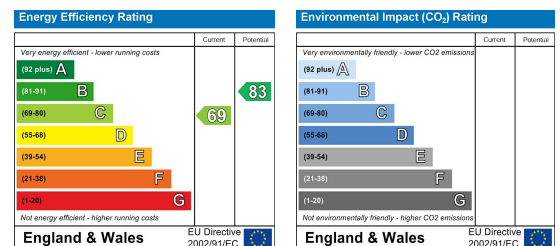
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.