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Sales & Lettings



11 Bosvean Gardens

Paynters Lane, Redruth, TR16 4DH

Guide price £249,950



Offered for sale with no onward chain, this link detached bungalow is situated in a popular residential area and would now benefit from some updating. The property offers two bedrooms, a lounge, fitted kitchen/diner and a shower room. It is double glazed and has night store heaters plus an oil Rayburn. Externally there are gardens to both front and rear, a garage and driveway parking for two vehicles.



Set in a popular area of Illogan and occupying a corner plot, we are pleased to bring to the market this two bedroom link detached bungalow. In need of some modernisation, it offers spacious accommodation. The property itself has an enclosed rear garden which is mainly laid to lawn with a greenhouse and shed. A driveway provides parking for two vehicles, it has a garage and is double glazed throughout. This property also has the added bonus of being sold with no onward chain.

Double upvc glazed doors to:

ENTRANCE PORCH

Tiled flooring, glazed door and matching side panel leading to:

L SHAPED HALLWAY

Loft access. Built-in full length cupboards housing the hot water cylinder with shelving and a hanging rail. Storage heater and doors leading to:

KITCHEN/DINING ROOM

9'0" x 15'3" (2.76m x 4.67m)

A double aspect room with views to the front and side elevation. Fitted with a range of eye level and base units, roll edge work surfaces and tiled surrounds. One and a half bowl stainless steel sink and drainer. Space and plumbing for white goods. Rayburn Royale (we understand from the vendor this heats the lounge radiator when in use). Fitted double oven, electric hob and extractor.

LOUNGE

12'10" x 14'0" (3.92m x 4.27m)

Storage heater, radiator and a full length window to the front of the property with obscure glazing on the lower level.

BEDROOM 1

11'6" x 9'8" (3.53m x 2.97m)

Window to the rear garden.

BEDROOM 2

10'3" x 9'6" (3.13m x 2.90m)

Window overlooking the rear garden.

SHOWER ROOM

5'3" x 6'9" (1.62m x 2.06m)

Corner shower cubicle with a wall mounted Mira Vie shower and a tiled surround. Pedestal wash hand basin and wc with a tiled surround. Wall mounted medicine cabinet and wall mounted towel rail.

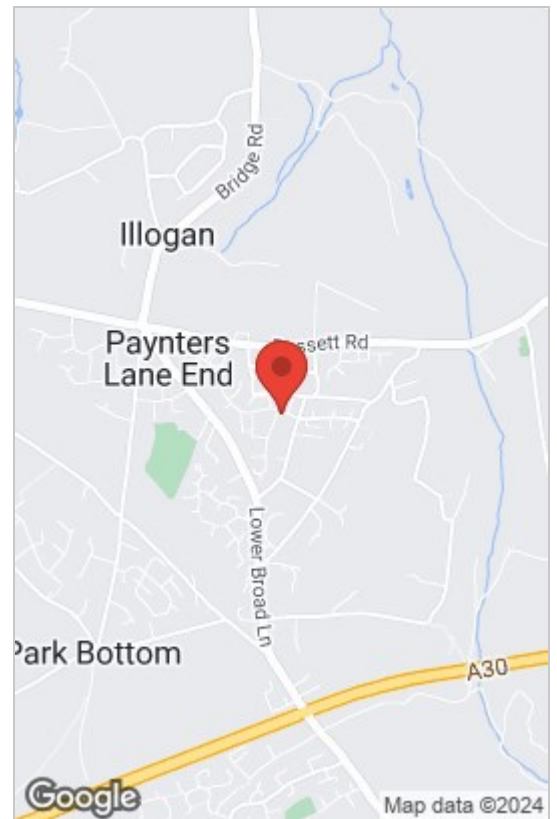
OUTSIDE

The front garden has a plethora of low level plants surrounded by privet hedging. The driveway provides parking facilities for two vehicles and leads to the GARAGE 2.66m x 5.07m (8'9 x 16'8) with an electric up and over door, fuse box, power, shelving, window overlooking the rear garden and door leading to the rear garden. The rear garden is enclosed and laid mainly to lawn with a gated access, paved patio area, a greenhouse, a shed and an oil tank with storage area below.

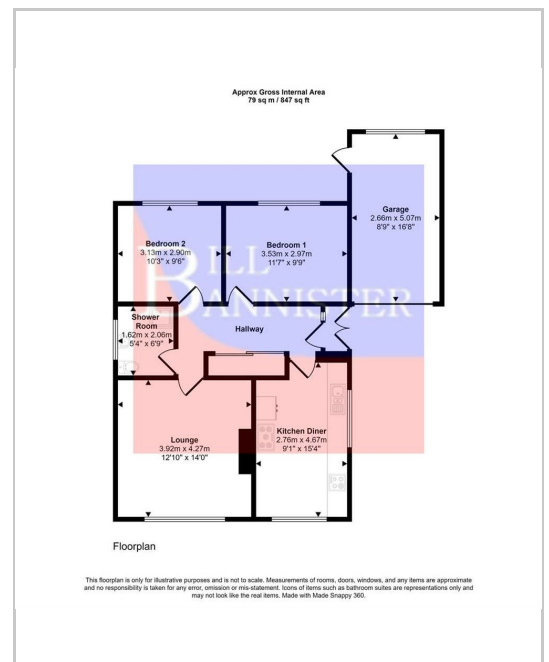
DIRECTIONS

From our office in Redruth take the main road toward Camborne and turn right opposite Taylors Tyres into Chariot Road. Continue through Higher Broad Lane, over the A30 into Broad Lane and take the third turning right into Richards Lane. Take the first left into Bosvean Gardens and the property will be found on the left.

Area Map



Floor Plans



Energy Efficiency Graph

