

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



Avondale, 5 Forth An Praze

Higher West Tolgus, Redruth, TR15 3TW

Guide price £299,950



Offered for sale with no onward chain, this well proportioned bungalow is situated in a popular residential area. The property benefits from two double bedrooms, a large light and airy lounge/dining room, a fitted kitchen, a side conservatory and a shower room. It is double glazed and this is complemented by gas central heating. Externally the property sits in larger than average gardens with the bonus of a tandem garage and parking for several vehicles.



Situated near the end of a quiet cul-de-sac in a sought after area and close to local amenities, we are pleased to bring to the market this two bedroom spacious bungalow with larger than average size gardens. Offered for sale with no onward chain, the property itself is semi detached with two bedrooms, a shower room, parking for several vehicles, a large tandem garage and gardens to both the front and rear. It has gas central heating and this is complemented by double glazing.

Obscure glazed panelled door to:

CONSERVATORY

3'10" x 14'4" (1.18m x 4.37m)

With glazed panels and views to the rear and side garden. Tiled floor and an obscure glazed door to:

L SHAPED HALLWAY

Substantial built-in cupboard with shelving and a radiator. Loft access and doors leading to:

KITCHEN

6'11" x 12'2" (2.13m x 3.71m)

Fitted with a range of eye level, base units and a larder unit. Rolled edge work surfaces with tiled surrounds and space for white goods. Extractor fan, window to the side, breakfast bar and a radiator.

LOUNGE/DINING ROOM

19'0" x 12'6" (5.81m x 3.82m)

A bright and airy room with two full length windows overlooking the front garden. Delabole slate fireplace with wooden mantel and an inset gas fire. Radiator.

MASTER BEDROOM

10'11" x 10'7" (3.33m x 3.24m)

Window overlooking the rear garden and a radiator. Built-in wardrobes with sliding doors, hanging space and shelving.

BEDROOM 2

8'7" x 10'7" (2.63m x 3.24m)

Window to the rear and a radiator.

SHOWER ROOM

5'4" x 7'8" (1.63m x 2.35m)

Walk-in double shower with a glass shower screen, curtain rail and a wall mounted shower. Fully tiled surround, low level wc and a pedestal wash hand basin with a wall mounted vanity mirror above. Extractor fan, mirrored medicine cabinet, tiled floor and an obscure glazed window to the side.

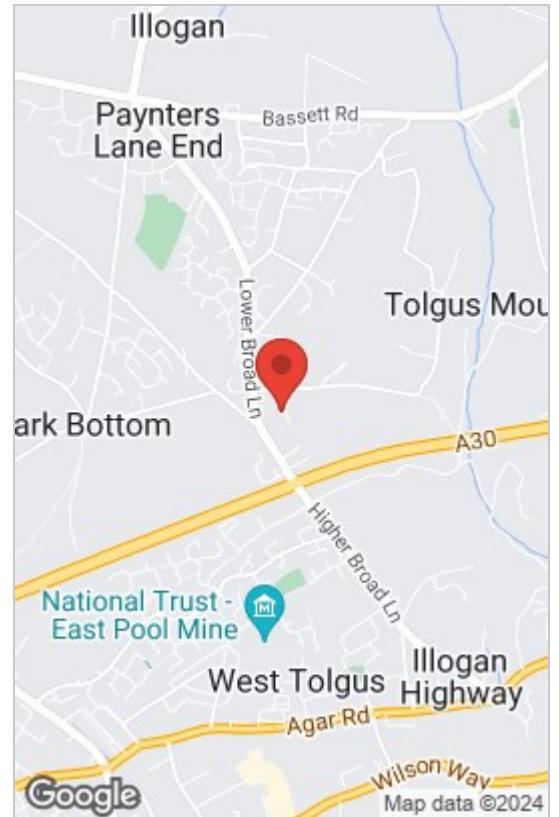
OUTSIDE

The front is mainly laid to lawn with mature bushes and shrubs. A driveway provides parking for several vehicles to the side of the property and leads to the TANDEM GARAGE 7.96m x 2.64m (26'1 x 8'7) with an up and over door, power and a window overlooking the rear garden. The rear garden is mainly laid to lawn with a gravelled patio area and borders containing mature plants and shrubs. There is also a further raised patio area.

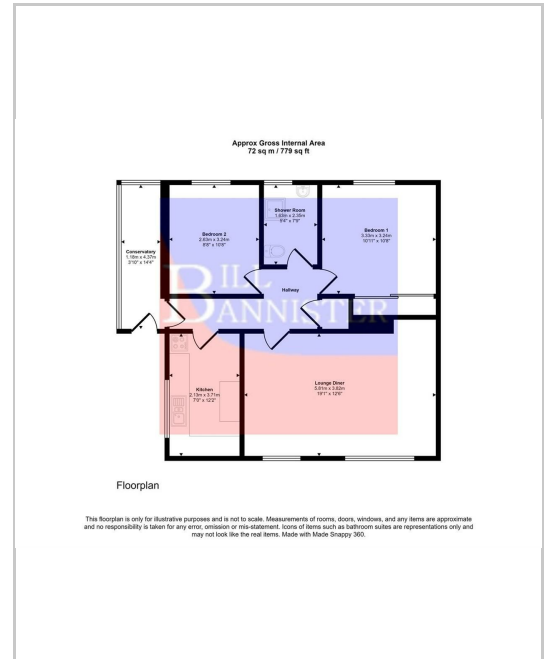
DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Proceed along Higher Broad Lane, under the A30 and on into Broad Lane. Take the next turning right into West Tolgus and then first right into Forth An Praze where the property will be found on the right hand side.

Area Map



Floor Plans



Energy Efficiency Graph

