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# BILL BANNISTER

Sales & Lettings



## 19 Westborne Heights

Redruth, TR15 2TQ

**Guide price £280,000**



This well presented detached bungalow is situated in a popular residential area and benefits from two bedrooms, a fitted kitchen, lounge/diner and a shower room. It is double glazed and this is complemented by gas fired heating. Externally there is access to a substantial hobbies room with the bonus of an attached utility. There is pavour parking to the front for several vehicles and a lovely well stocked rear garden with a pond.





This well presented two bedroom detached bungalow is situated in a popular quiet cul-de-sac on the outskirts of Redruth. Both the kitchen and shower room are modern with the kitchen being well appointed and the shower room benefiting from a walk-in shower. The lounge/diner has a light aspect with two double glazed windows plus French doors leading to the rear garden. Both bedrooms are doubles with the second bedroom having the benefit of built-in mirrored wardrobes. Accessed from the outside there is a useful hobbies room with a utility attached. To the front there is paved parking for several vehicles as well as side access to the rear garden which is well presented with bedding borders plus a pond, storage shed and raised decking having a good sized summerhouse. The property has gas central heating and this is complemented by double glazing throughout.

Redruth town offers a range of local amenities with a variety of shops, cafes and a cinema plus a main line railway to London plus bus services giving links to Truro, Helston and Falmouth.

Upvc door leading to:

#### ENTRANCE PORCH/SUN ROOM

Double glazed windows offering far reaching views over Redruth. Obscure glazed door leading to:

#### HALLWAY

Loft access and doors leading to:

#### LOUNGE/DINER

9'6" x 19'11" (2.92m x 6.09m)

A bright room with a focal point gas coal effect fire and marble surround. Two double glazed windows and double French doors leading to the rear garden. Radiator.

#### KITCHEN

9'9" x 9'6" (2.98m x 2.92m)

A modern kitchen with a range of white fronted eye level and base units with white work tops and patterned tiled splash backs. Built-in eye level oven, electric hob and a cooker hood over. Composite one and a half bowl sink and drainer. Double glazed window and a door leading to the rear garden.

#### BEDROOM 1

11'10" x 12'0" (3.63m x 3.66m)

Double glazed window to the front elevation and a radiator.

#### BEDROOM 2

11'10" x 9'3" (3.61m x 2.83m)

Built-in mirrored wardrobes with storage shelves and hanging rails. Double glazed window to the front elevation and a radiator.

#### SHOWER ROOM

7'8" x 6'6" (2.35m x 2.00m)

Walk-in shower unit with a rainfall and hand held shower head above. Low level WC. A vanity sink unit with storage beneath and a wall mounted mirrored medicine cabinet above. Tiled splash backs. Built-in shelved airing cupboard housing the Worcester gas combination boiler. Towel radiator. Obscure double glazed window.

#### UTILITY

7'11" x 9'3" (2.42m x 2.84m)

Accessed from outside the property with undercounter space and plumbing for a washing machine and tumble dryer. Eye level cupboards and door leading to:

#### HOBBIES ROOM

7'11" x 7'10" (2.42m x 2.39m)

With a double glazed window and a door leading to the front of the property. Wall mounted electric radiator.

#### OUTSIDE

To the front of the property there is paved parking for several vehicles with side access to the rear garden. A door leads to the hobbies room and a further door then leads to the utility having a door leading in to the rear garden. The rear garden is well stocked with bedding borders surrounding the lawn and a pond. There is a patio area, a storage shed and raised decking with a summerhouse having power connected.

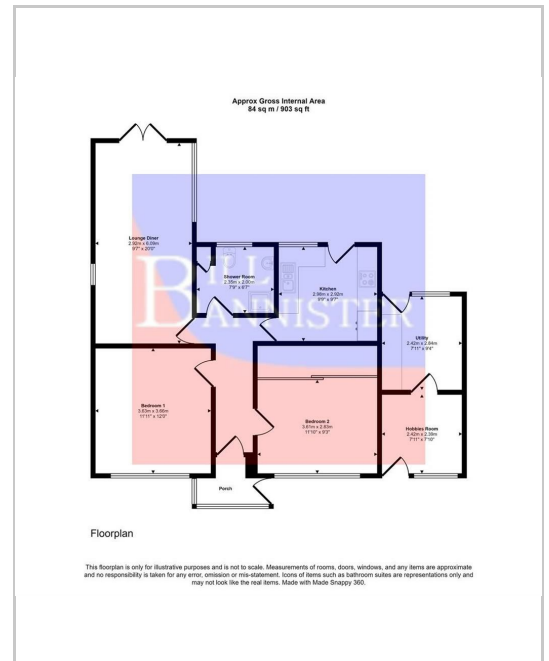
#### DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn right under the viaduct into Trewirgie Hill. Proceed up the hill and turn left into Gilly Fields and then second right into Westborne Heights. Number 19 will be found at the far end tucked in the far right hand corner.

## Area Map



## Floor Plans



## Energy Efficiency Graph

