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**BILL  
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Sales & Lettings



## 36 Highland Park

Redruth, TR15 2EX

**Asking price £269,950**



Offered for sale with no onward chain, this detached bungalow benefits from well proportioned accommodation with two/three bedrooms, a lounge, a fitted kitchen/diner and a shower room. It has gas heating and this is complemented by double glazing. Externally there are generous well stocked gardens, a garage, driveway parking and a useful block store room.





Highland Park has long been a popular residential place in which to live and the property is being offered with the benefit of being chain free. Over the years it has been extended and now offers a lounge, a well appointed kitchen/diner and two bedrooms plus an extensive extra room that would adapt to various ideas of family living. We feel this is a distinct bonus and if it were used as a lounge the other room could be used as an extra bedroom if required. The kitchen is fitted with various gas and electric appliances and the property has the benefit of double glazing. This is complemented by gas fired heating using a combi boiler. Externally there are well tended gardens which have been well stocked over the years and to the front there is a lawned area with a driveway leading to the garage. The rear garden is particularly generous being well enclosed and extends for quite some way. There is plenty of scope here for the keen gardener and it also has a useful block store room.

#### RECESSED PORCH

#### HALLWAY

Radiator.

#### LOUNGE

17'2" x 10'9" (5.24m x 3.28m)

A focal fireplace housing a gas fire. Radiator.

#### KITCHEN/DINER

11'4" x 9'10" (3.47m x 3.01m)

Very well appointed with plenty of working surfaces having splash backs with cupboards and drawers beneath together with a peninsular unit. Complementary eye level cupboards are provided plus a larder and a further cupboard housing the gas boiler. Appliances include a double oven, a gas hob, cooker hood, fridge, dishwasher and a washing machine.

#### BEDROOM 1

9'7" x 9'10", 12'1'4" (2.93m x 3.37m)

Radiator.

#### DINING ROOM/BEDROOM 3

9'5" x 19'8" (2.88m x 6.01m)

Two radiators. Door to:

#### BEDROOM 2

9'3" x 13'5" (2.84m x 4.11m)

Radiator and a view.

#### SHOWER ROOM

6'9" x 6'2" (2.08m x 1.88m)

A walk-in cubicle with an electric shower. Wash hand basin and wc. Radiator and shelving.

#### OUTSIDE

To the front there is a lawned garden with borders together with parking facilities leading to a GARAGE 2.59m x 4.64m (8'6" x 15'3") with an up and over door and a rear pedestrian door. There is a generous well enclosed rear garden for the most part being laid to lawn with shrubbery and an area of bamboo with a small pathway leading to the bottom of the garden. There is a useful block built store. The exterior of the property has in recent years been spar dashed for ease of maintenance.

#### DIRECTIONS

With the railway station on your right continue up Station Hill into Higher Fore Street and at the junction turn right. At the triangle take the left hand fork into St Day Road and then take the first left into Highland Park. Take the first left and the property will be found on the right identified by a For Sale board.

#### AGENTS NOTE

The property has leased solar panels.

TENURE: Freehold.

COUNCIL TAX BAND: C.

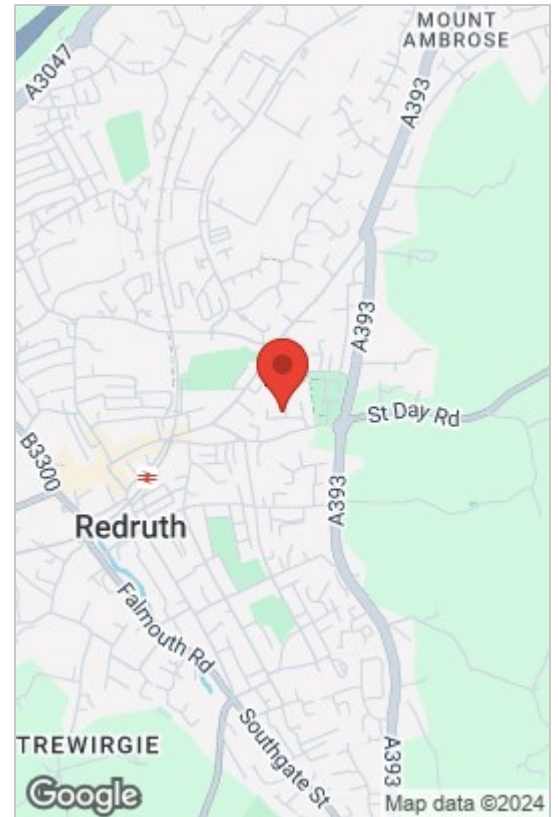
#### SERVICES

Mains drainage, mains metered water, mains electricity. Mains gas heating.

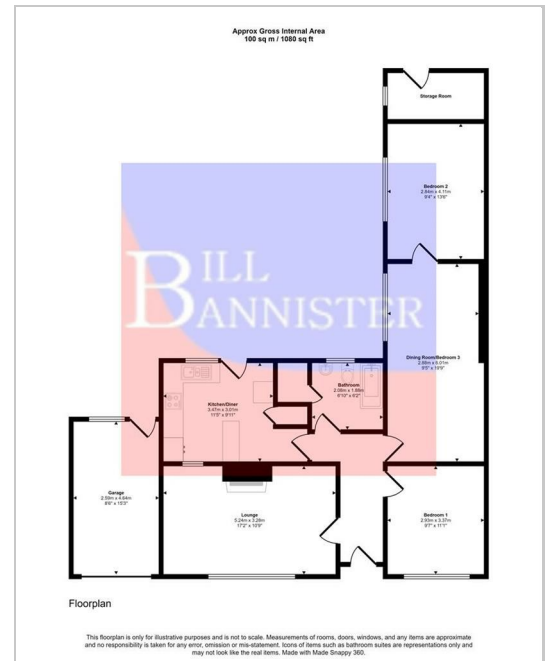
Broadband highest available download speeds - Standard 5 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

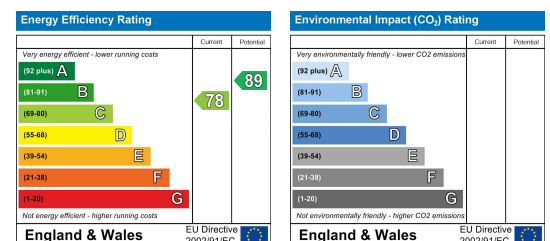
## Area Map



## Floor Plans



## Energy Efficiency Graph



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