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Sales & Lettings



## Stippy Strappy Whitehall

Scorrier, Redruth, TR16 5BA

**£450,000**

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# Stippy Strappy Whitehall

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Situated in this ever popular location down a private lane, this detached bungalow has much to commend it. Family accommodation is on offer with four bedrooms together with a generous lounge, a well appointed kitchen/diner and a conservatory. There is also a family shower room and separate wc. Double glazing is provided with a leaded light effect and this is complemented by modern electric heating. The property is well presented and is of credit to the vendors. The conservatory is under warranty and we are told that the electric shower saves 75% on water usage. Externally the most is made of the gardens, a hard standing is provided for four vehicles and beyond this is quite a substantial outbuilding. There is a well enclosed lawned front garden with a sunny aspect and tucked away in one corner there is a summerhouse. The rear garden is taken over mostly to vegetable growing having various beds and borders together with a greenhouse and store shed. The property is approximately three quarters of a mile from the A30, it is set away from the Redruth to Chacewater road and shopping facilities are available in Redruth and the out of town multiples. For those who enjoy country pursuits, the cycleway which stretches from Portreath to Devoran is accessed within a few hundred yards. Sawmills Lane is a private no-through road and has always been a favoured location.

## RECESSED PORCH

### HALLWAY

With two substantial built-in cupboards plus an airing cupboard. Electric heater and loft access to a lit and part boarded area. To the rear of the property the hallway opens out into what is used as a SMALL SNUG with patio doors to the outside.

## LOUNGE

**11'9" x 15'0" (3.60m x 4.59m)**

A marble fire surround and hearth with an inset propane gas fire. Panel radiator and doors to:

## CONSERVATORY

**9'3" x 13'3" (2.84m x 4.04m)**

With a tiled floor, double doors to the outside, two panel radiators and an aspect to the front and rear.

## KITCHEN/DINING ROOM

**14'9" x 8'7" (4.50m x 2.64m)**

Remodelled and having granite working surfaces with tiled splash backs and plenty of storage units beneath. Eye level units, a propane gas hob, an oven, microwave and a cooker hood. Open joist ceiling and a tiled wood grain effect floor. Infrared electric heater.

## SIDE HALLWAY

With an electric heater, shelving and tiled walls.

## BEDROOM 1

**9'11" x 12'0" (3.03m x 3.68m)**

With a radiator and a fitted cupboard.

## BEDROOM 2

**9'5" x 8'9" (2.88m x 2.68m)**

With a double cupboard and a night store heater.

## BEDROOM 3

**9'3" x 11'1" (2.84m x 3.40m)**

With a four door wardrobe having two mirrored doors. Panel radiator.

## BEDROOM 4

**8'7" x 7'1" plus a recess (2.64m x 2.17m plus a recess)**

With a panel heater.



## SHOWER ROOM

5'2" x 6'3" (1.60m x 1.92m)

Fully tiled having a step-in shower with a glass screen and an electric shower which we are told uses 75% less water than a normal shower as it is an air pressure unit. Circular wash hand basin.

## SEPARATE WC

With tiled walls and an enclosed cistern.

## OUTSIDE

A hard standing is provided for at least four vehicles with a tap and power point. OUTBUILDING 6.00m x 2.92m (19'8 x 9'6) with a bench and shelving. To the front is a well enclosed lawned garden with a Clematis arch and Roses. The area is laid to lawn and there is a summerhouse to one corner. Side access is given to the rear where there is a courtyard area and this leads via a gate to a productive vegetable garden in two areas, again being well enclosed with a greenhouse and a store shed. There are water butts and a former oil tank which is used as a large water butt. At the present time the vegetable garden has soft fruits, blackcurrants, rhubarb and annuals which have just been planted to include cabbages, cauliflowers, beans and carrots etc.

## DIRECTIONS

From our office in Redruth take the main road towards Truro into Scorrier passing the petrol station on your left. At the roundabout go straight ahead towards Chacewater and just after the crossroads turn left into Sawmills Lane and the property will be found on the right.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

## SERVICES

Private drainage (septic tank), mains metered water, mains electricity. Electric heating.

Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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



## Road Map



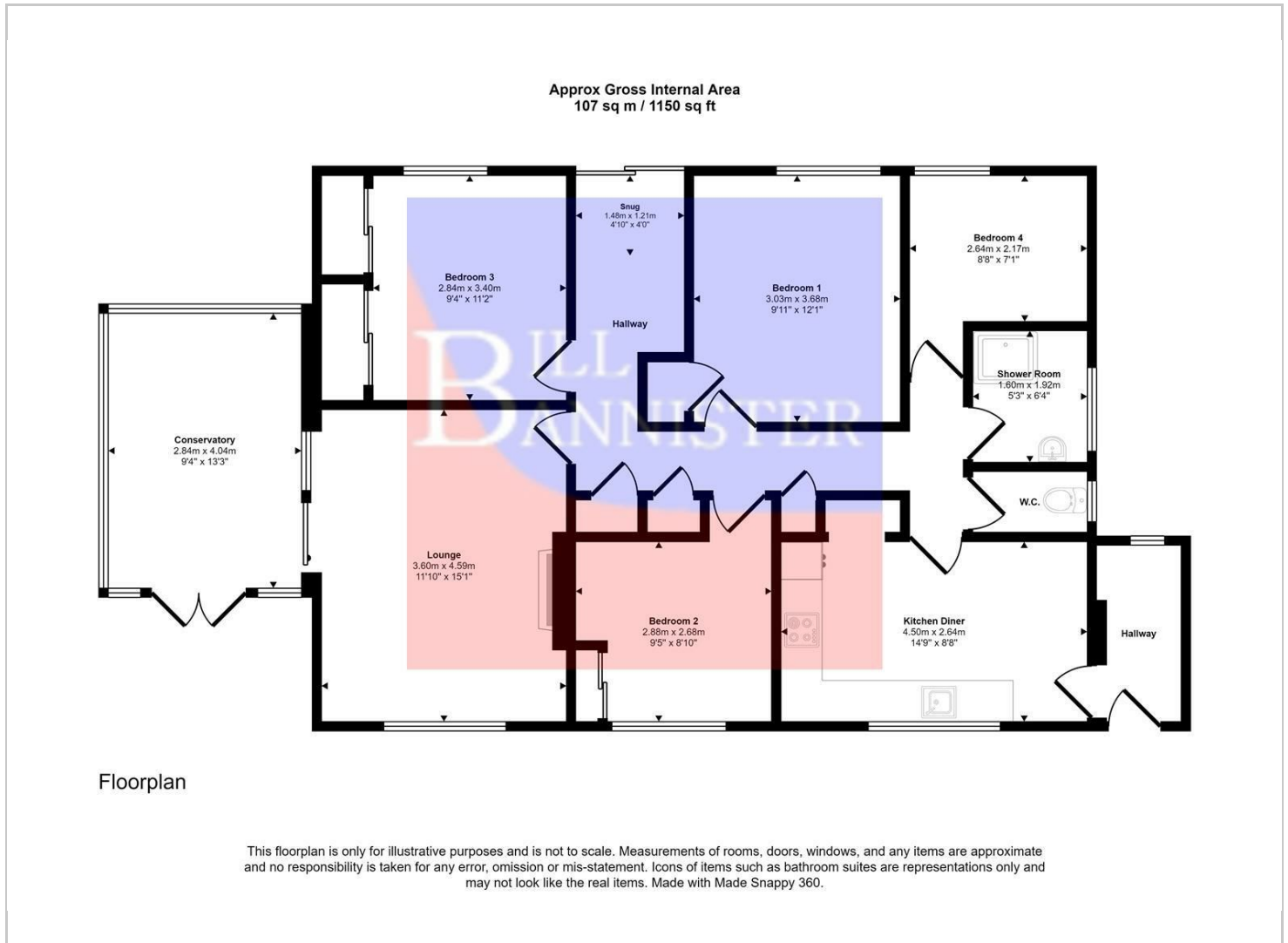
## Hybrid Map



## Terrain Map



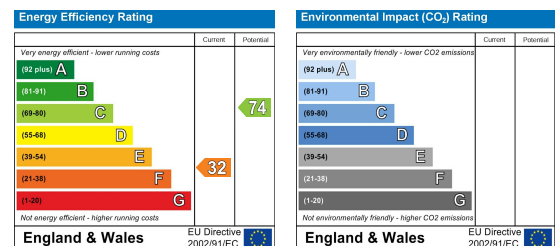
## Floor Plan



## 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.