



## 7 Pengover Parc

Redruth, TR15 1JA

**£179,950**



Ideal for first time buyers or investment purposes, this modern end terraced house is situated on a popular residential development. The property offers two bedrooms, a lounge, kitchen/diner, a rear porch and a first floor bathroom. It is double glazed and this is complemented by gas fired heating. Externally there are enclosed gardens to both front and rear.



This end of terrace modern house has a low maintenance exterior and stands on a corner plot in a cul-de-sac location. The rear elevation has a good outlook and the grounds of the property are easy to maintain. It benefits from a lounge, kitchen/diner with plenty of units and the addition of a rear porch. To the first floor there are two bedrooms and a family bathroom. The property has gas heating and this is complemented by double glazing. Pengover Parc is on the fringe of the town and to the rear there is access to a park. Shopping facilities are within perhaps a quarter of a mile together with bus services and there is easy access to the A30.

### LOUNGE

13'6" x 14'0" (4.14m x 4.29m)

Upvc double glazed door, stairs to the first floor with storage beneath and a radiator. Door to:

### KITCHEN/DINER

13'6" x 8'4" (4.14m x 2.56m)

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, tiled backs and space for white goods. Complementary eye level cupboards and a Worcester gas fired combi boiler.

### REAR PORCH

5'4" x 3'11" (1.63m x 1.21m)

### FIRST FLOOR

#### BEDROOM 1

9'11" x 11'3" (3.04m x 3.44m)

With a radiator.

#### BEDROOM 2

6'11" x 11'3" (2.11m x 3.44m)

With a radiator and an open aspect.

### LANDING

Built-in cupboard and loft access.

### BATHROOM

5'10" x 5'8" (1.80m x 1.74m)

Panelled bath with a mixer and shower plus a screen. Pedestal wash hand basin with a splash back and a low level wc. Radiator.

### OUTSIDE

There are well enclosed gardens to both front and rear with access via the back gate to the park.

### DIRECTIONS

Leaving the A30 westbound at Avers roundabout take the turning left after Aldi into Close Hill. Proceed down here and just past the convenience store on the right turn left into Strawberry Lane. Follow the road all the way up into Pengover Parc and the property will be found on the left hand side.

### AGENTS NOTE

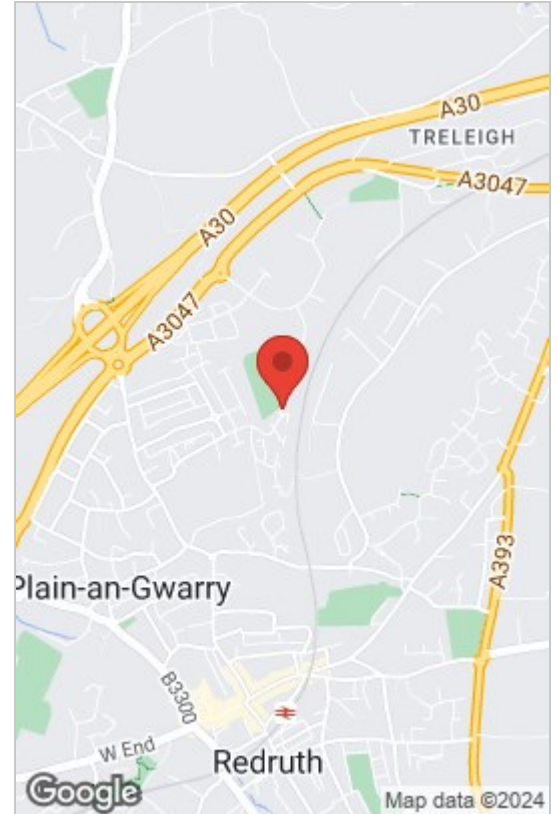
TENURE: Freehold.

COUNCIL TAX BAND: A.

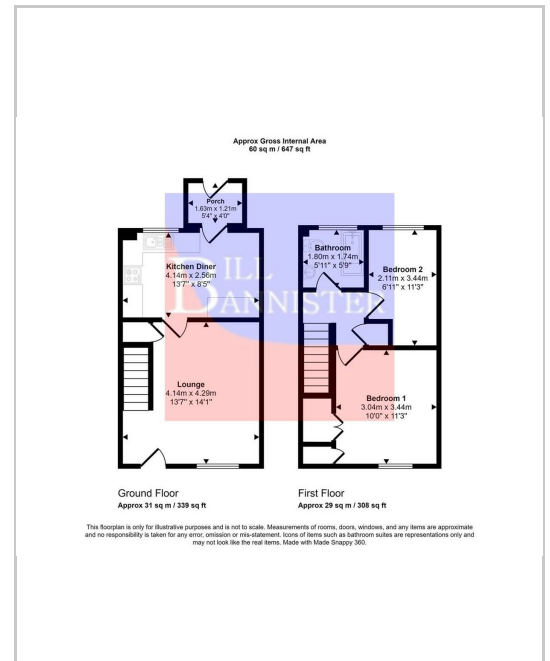
### SERVICES

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

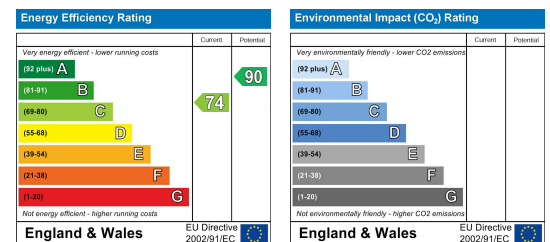
## Area Map



## Floor Plans



## Energy Efficiency Graph



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