

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



All Winds

South Downs, Redruth, TR15 2NN

£275,000



Offered as a cash purchase only, this detached bungalow is situated in the popular area of South Downs and benefits from well proportioned family living accommodation. There is a lounge, two bedrooms and a shower room to ground floor with a good sized kitchen/dining room, two further bedrooms, a conservatory/sun lounge and a family bathroom to the lower ground floor. The property is double glazed and this is complemented by gas heating. Externally there are enclosed gardens to both front and rear, a large garage/workshop and parking facilities for several vehicles.



Set back from the road on the Falmouth side of Redruth, this is a well presented detached bungalow on two levels and having bow windows to the front elevation. To the ground floor a hallway leads through to a lounge, two bedrooms and a shower room. Steps lead down to a lower ground floor which is quite spacious and has a remodelled kitchen/dining room offering plenty of space. The bedroom adjoining this has at the moment had part of the wall taken down to incorporate it into the kitchen/diner but this could easily be reinstated. Next to this is a self contained area offering a bed/sitting room, a bathroom and inner hallway. Gas heating is complemented by double glazing and there is a feature Victorian style open fireplace in the lounge. Externally there is a garden to the front with a side driveway and gates leading to an enclosed rear area. There is a large garage/workshop with an electric up and over door. The bungalow is on a main bus route and Redruth town is within approximately one and a half miles.

Please be aware that this is a cash purchase due to the property having a Mundic B classification and this is reflected in the asking price.

HALLWAY

T shaped having an archway and an alcove suitable for coats and boots etc. Radiator, loft access and turning stairs leading down to the kitchen/dining room.

LOUNGE

12'4" x 10'8" + 9'0" x 10'4" (3.78m x 3.26m + 2.76m x 3.17m)

A very pleasant dual aspect room with a bow window overlooking the front and to the rear there are views to Carn Brea and surrounding countryside. Victorian style open fireplace set on a slate hearth with a recess to either side. Built-in cupboard housing a hot water tank. Two radiators, consumer unit and shelving.

BEDROOM 1

12'4" x 11'1" (3.77m x 3.38m)

Bow window to the front and a radiator.

BEDROOM 2

8'3" x 10'0" (2.54m x 3.05m)

Window to the rear with a lovely open aspect to the Carn. Radiator.

SHOWER ROOM

5'3" x 6'6", 7'5" (1.61m x 2.23m)

Shower cubicle with a wall mounted shower and tiling. Pedestal wash hand basin and a low level wc. Radiator and floor tiling. Obscure glazed window to the rear elevation.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM

14'4" x 21'3" (4.37m x 6.49m)

Recently refurbished with plenty of base units and a good range of cupboards and drawers. Stainless steel one and a half bowl sink unit, wall tiling and space for white goods. Complementary eye level units. There is a feature brick chimney breast with a multi fuel burner set on a slate hearth. Radiator, tiled floor and a glazed door to:

CONSERVATORY/SUN LOUNGE

8'10" x 9'7" (2.70m x 2.93m)

With windows to the rear and French doors. Delabole slate floor.

BEDROOM 3

13'1", 13'4" x 7'4" (4.41m x 2.25m)

Laminate flooring and a radiator. At the present time part of the wall has been removed to give open access to the dining area but the vendor informs us that it would be easy to reinstate it to a separate bedroom.

BEDROOM 4

8'11" x 9'0" (2.73m x 2.76m)

Currently used as a sitting room area.

BATHROOM

4'9" x 9'1" (1.46m x 2.79m)

Panelled bath with an electric shower, curtain and rail. Pedestal basin and a low level wc. Radiator, floor tiling and an obscure glazed window.

UTILITY AREA

6'3" x 4'1" (1.91m x 1.26m)

Space and plumbing for a washing machine and tumble dryer. Wall mounted gas boiler and fitted shelves.

OUTSIDE

Double gates to the front lead to a driveway providing parking for several vehicles. There is also an area of garden mostly laid to lawn and steps to the front of the bungalow. Double gates will then take you to a further parking and turning area for several vehicles. The rear garden is laid to lawn with an ornamental fish pond and an outside tap. GARAGE/WORKSHOP 6.00m x 4.00m (19'8 x 13'1) with an electric up and over door, power connected, shelving and a separate pedestrian door to the garden.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, under the viaduct and into Falmouth Road. At the five crossroads and traffic lights continue straight on into South Downs and the property will be found on the right hand side virtually opposite a former chapel.

AGENTS NOTE

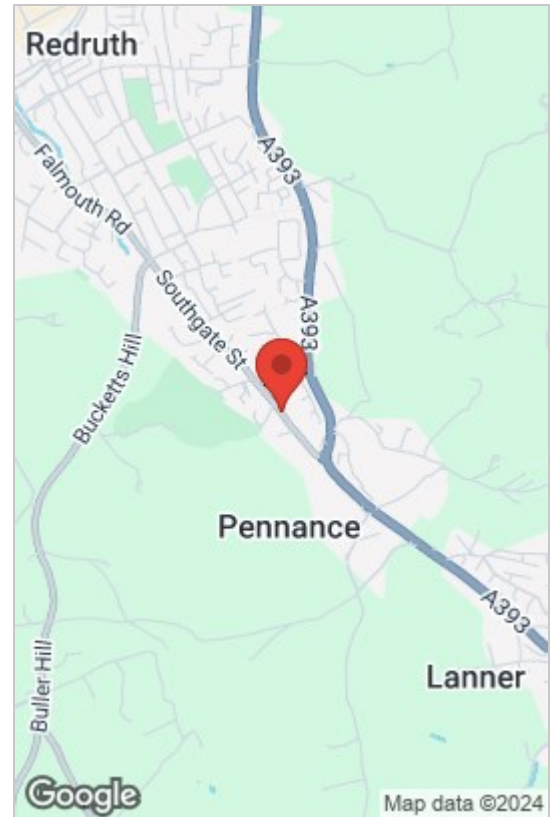
TENURE: Freehold.

COUNCIL TAX BAND: C.

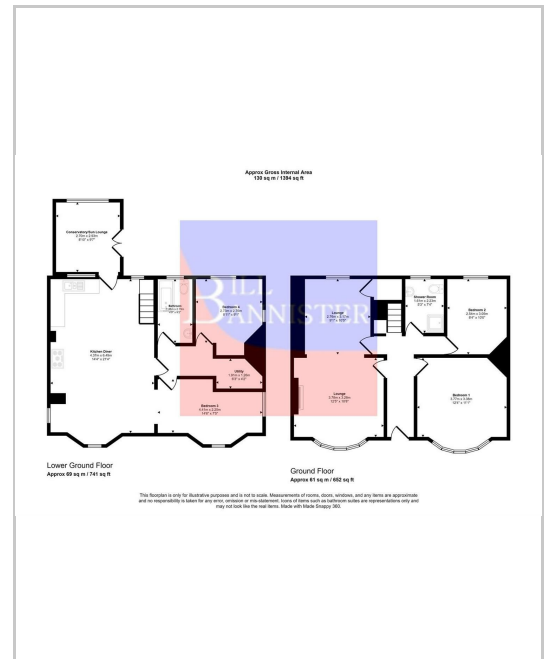
SERVICES

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

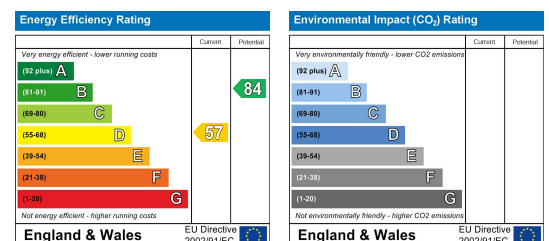
Area Map



Floor Plans



Energy Efficiency Graph



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