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BILL BANNISTER

Sales & Lettings



87 The Paddock

Redruth, TR15 2BN

£234,950



Situated in a popular residential development, this modern semi detached bungalow offers two bedrooms, a lounge with patio doors, a kitchen and bathroom. The property is double glazed for the most part and this is complemented by gas fired heating. Externally there is gravelled parking to the front and well enclosed lawned gardens to the side and rear with the bonus of a timber outbuilding and a polytunnel.



Tucked away at the end of a small cul-de-sac, this modern semi detached bungalow has well enclosed gardens and at present is a haven for wildlife. There is parking for up to three vehicles, a shed and a polytunnel. Internally a hallway leads to a lounge/diner, a kitchen, two bedrooms and a bathroom. The property has a gas fired heating system and the windows are double glazed. The Paddock gives access to country walks at nearby Carn Marth, bus services are available on the main road and the town is within approximately two miles.

L SHAPED HALLWAY

Single glazed door with coloured inserts. Loft access with partial boarding. Built-in cupboard and a radiator.

BEDROOM 1

14'0" x 9'7" (4.29m x 2.94m)
With a view to Carn Brea castle and monument. Radiator.

BEDROOM 2

9'7" x 9'6" (2.93m x 2.90m)
With a radiator.

LOUNGE/DINER

14'5" x 9'3" (4.40m x 2.84m)
With sliding patio doors and a radiator.

KITCHEN

7'9" x 9'7" (2.37m x 2.94m)
One and a half bowl sink unit and drainer, plenty of working surfaces with cupboards and drawers beneath plus splash backs. Fitted oven, hob and cooker hood. Wall mounted cupboards provide extra storage and there is a wall mounted Ariston gas combi boiler. Tiled floor and a radiator.

BATHROOM

6'6" x 5'2" (1.99m x 1.59m)
Tiled walls and floor, panelled bath with a mains shower and screen. Pedestal basin and a low level wc. Radiator and shaver point.

OUTSIDE

The bungalow has a low maintenance exterior for ease of maintenance. Gravel parking is available for several vehicles and the side and rear gardens are well enclosed with quite high wooden fencing. They are for the most part laid to lawn with a timber outbuilding and a polytunnel. This garden is a haven for wildlife and over the years the vendors have built up a following of a seagull, starlings, magpies and there are also hedgehogs.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth all the way up to the five crossroads and traffic lights. Proceed straight over into South Downs and at the mini roundabout turn left into Sandy Lane. Take the first left into The Paddock and bear right where the property will be found in the second cul-de-sac on the left.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

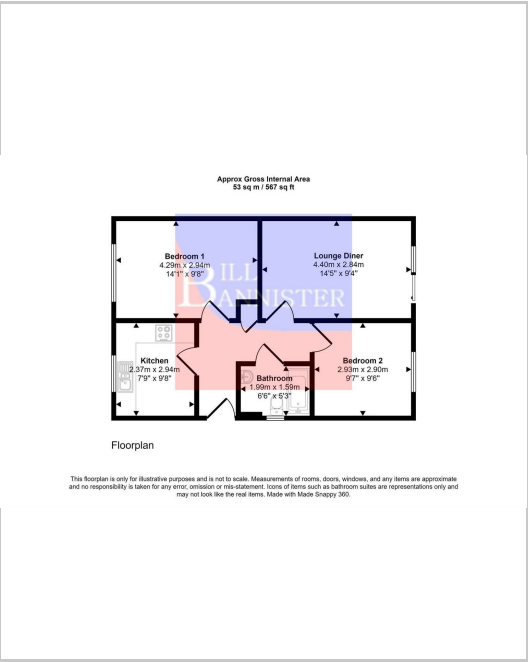
Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

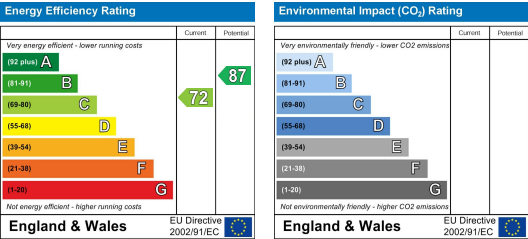
Area Map



Floor Plans



Energy Efficiency Graph



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