

66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER

Sales & Lettings



2 St. Uny Crescent

Carn Brea Village, Redruth, TR15 3BD

Guide price £275,000



Offered for sale as a **CASH PURCHASE ONLY** this four bedroom detached bungalow is located in a popular location and has fine views. There are two living rooms, a fitted kitchen and the property has gas central heating and double glazing. Outside there are established gardens with parking and a garage.



Coming to market for the first time since new, this detached bungalow is offered for sale with no onward chain. Very well presented it is in a small and popular close with elevated views taking in the spire of St Euny Church, the Coombe and surrounding countryside. Internally there are two living rooms, a fitted kitchen and four bedrooms. Most floors are engineered oak. Heating is by gas and there is also double glazing. There are well established grounds with lawns, borders and two timber outbuildings. A garage also offers a workbench and there is paviour parking to the front. This property is offered as a CASH PURCHASE ONLY DUE TO NON STANDARD CONSTRUCTION OF CONCRETE PANELS.

RECESSED PORCH

Double glazed door and screen to:

HALLWAY

Engineered oak flooring. Some wood panelling. Cloaks cupboard and a radiator.

LOUNGE

10'9" x 15'1" (3.29m x 4.6m)

A dual aspect room with the benefit of the fine aspect. Focal point wood fire surround with inset tiling and a coal effect gas fire. Radiator and wall lights.

DINING ROOM

9'6" x 11'6" (2.9m x 3.52m)

A dual aspect with French doors to the rear. Pine wall and ceiling. Engineered oak flooring and a radiator.

KITCHEN

10'6" x 9'11" (3.21m x 3.04m)

With a velux roof light and an external door. One and a half bowl stainless sink unit with adjoining cupboards and doors with splash backs. Eye level cupboards are provided together with a pull out unit. Built-in oven, microwave together with a fridge/freezer. Two double cupboards, one with a Worcester gas fired combi boiler. There is also a pantry. Radiator. Engineered oak flooring.

BEDROOM 1

9'10" x 13'1" (3.01m x 4m)

Two triple wardrobes and a centre cupboard. Wash hand basin and splash back. Engineered oak flooring. Radiator.

BEDROOM 2

8'3" x 9'6" (2.54m x 2.91m)

A double wardrobe. A wood panelled wall and a radiator.

BEDROOM 3

9'9" x 7'4" (2.98m x 2.25m)

A double wardrobe and a radiator.

BEDROOM 4

8'11" x 8'7" (2.74m x 2.63m)

With a radiator.

SHOWER ROOM

6'1" x 6'11" (1.86m x 2.12m)

Tiled cubicle with a Triton electric shower. Wash hand basin and a WC. Wall tiling and a ladder radiator. Access to part floored loft space with a fold away ladder.

OUTSIDE

A paviour driveway leading to garage 4.6m x 2.8m (15'09" x 9'18") with an up and over door, a work bench, space for white goods and a wash basin. There is a pleasant lawned front garden and borders. To the rear is a slabbed area with steps to a paved area that has two outbuildings. The property has a low maintenance chipped exterior.

DIRECTIONS

From our office in Redruth proceed through West End turning left into Coach Lane. At the top bear around to the right going through Trevingey and up the slope into Carn Brea Village crossroads. Turn right and St Uny Crescent will be found on the left hand side.

SERVICES

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

Broadband highest available download speeds - Standard 15 Mbps, Superfast 58 Mbps (sourced from Ofcom).

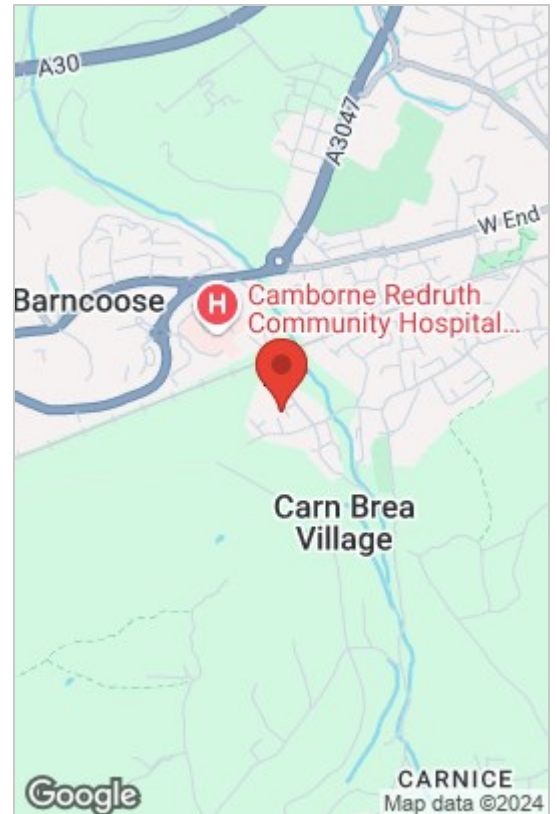
Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

AGENTS NOTES

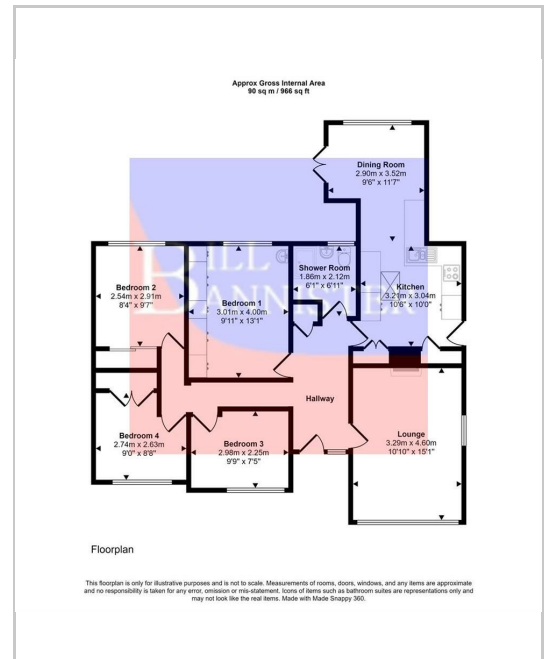
TENURE: Freehold.

COUNCIL TAX BAND: A.

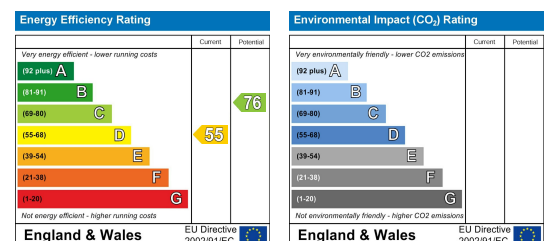
Area Map



Floor Plans



Energy Efficiency Graph



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