

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL  
BANNISTER**

Sales & Lettings



## Sunbank

Park Bottom, Redruth, TR15 3XJ

**£279,950**



This modern gable end detached bungalow has lovely views over open fields to the front and benefits from very well presented accommodation. There are two bedrooms, a lounge, kitchen/diner, a conservatory and a shower room. The property is double glazed and this is complemented by gas fired heating with a gas fire in the lounge. Externally there are beautifully tended gardens, a garage and driveway parking for several vehicles.



Situated in a slightly elevated location, this detached bungalow is very well presented both internally and externally by the vendor. It has an open outlook from the front and it is in a popular location with shopping facilities close by together with bus services. The property has an entrance porch and a pleasant living room which opens out into a conservatory taking full advantage of the open outlook. There is gas heating, double glazing and a focal point fireplace in the lounge with an inset gas fire. The kitchen/diner has plenty of units and also incorporates an oven and hob. There are two bedrooms and a recently refurbished shower room which has underfloor heating. Externally there is a garage and plenty of parking to the front. The rear garden is beautifully tended and is certainly of credit to the owner. Tehidy Park and golf course can be found within approximately two and a half miles and Portreath is within approximately two miles with its sandy beach and access to the South West coastal path.

The vendor informs us that the majority of the contents would be available by separate negotiation if so required.

#### ENTRANCE PORCH

Door to:

#### HALLWAY

Space for coats and shoes.

#### LOUNGE

11'0" x 15'11" (3.36m x 4.87m)

This room takes full advantage of the vista from the front elevation. Focal point fire surround with an inset gas fire. Beneath the carpet, tiling is provided. Radiator.

#### CONSERVATORY

9'6" x 7'8" (2.92m x 2.35m)

Windows to three sides, a glass roof and a door to the side. Tiled floor and a radiator.

#### KITCHEN/DINER

9'9" x 12'0" (2.98m x 3.68m)

The kitchen offers a good range of working surfaces with roll tops and splash backs. Cupboards and drawers beneath plus a built-in oven and hob. Single drainer sink unit with a mixer tap. Space for white goods and a gas combination boiler. Room for a breakfast bar, tiled flooring and a radiator. Door to:

#### PORCH

With windows to two sides and a door to the side garden.

#### BEDROOM 1

10'10" x 15'3" (3.31m x 4.65m)

Space for fitted wardrobes and a radiator.

#### BEDROOM 2

9'8" x 12'2" (2.97m x 3.73m)

An aspect to the rear elevation and a radiator.

#### SHOWER ROOM

5'1" x 6'2" (1.55m x 1.90m)

A double shower cubicle with a thermostatic shower and wall tiling. Wash hand basin and a low level wc. Heated towel rail, frosted glazed window to the side and tiled flooring with underfloor heating.

#### OUTSIDE

The property is set back from the road with a driveway providing parking and turning for several vehicles. The front garden is low maintenance and is well stocked. The rear garden is of great credit to the owner with a patio area and a good array of fruit trees and shrubs. The rockery has a water feature, there is an arbour and a further raised bed with hedging. There is also a garden shed. GARAGE 5.60m x 2.62m (18'4 x 8'7) with an up and over door and a side window.

#### DIRECTIONS

From Redruth take the main road towards Camborne. Turn right opposite Taylors Tyres into Chariot Road and continue through into Broad Lane passing over the A30. Take the next forty five degree turning to the left and then next left into Clifton Road. At the bottom bear right and then left by the shop. Continue along here towards Portreath and the property will be found approximately a quarter of a mile up on the right hand side.

#### AGENTS NOTE

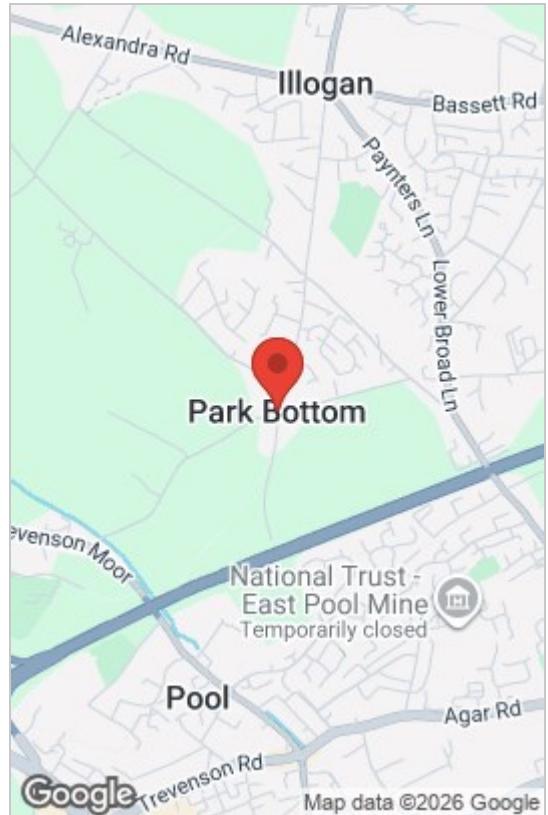
#### SERVICES

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

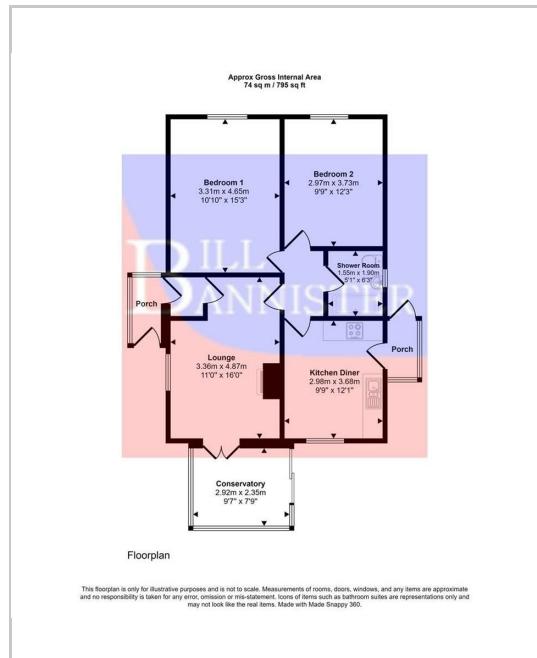
Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

