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Sales & Lettings



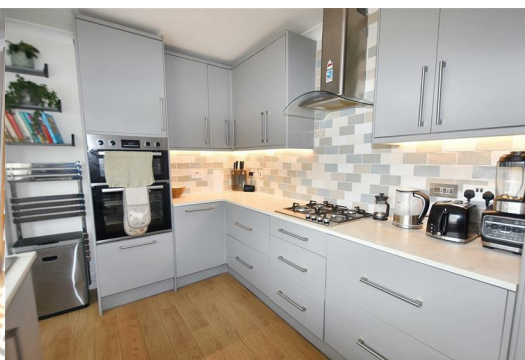
## 23 Poldark Road

Paynters Lane, Redruth, TR16 4DL

**£315,000**



Situated in a popular residential location, this modern semi detached house offers very well presented family sized accommodation. It benefits from four bedrooms with a first floor family bathroom, a lounge with a focal wood burner and a well appointed kitchen with fitted appliances. The property has gas fired heating and this is complemented by double glazing. Externally there is a low maintenance area to the front with a garage. There are also generous well enclosed gardens to the side and rear.





Tucked away in the corner of a small cul-de-sac, this semi detached house has, in our opinion, a generous garden that has been thoughtfully laid out by the vendors. There are four bedrooms, two of which have fitted wardrobes and there is a family bathroom. The kitchen is well equipped and was refurbished some three years ago. The property is double glazed and this is complemented by a gas heating system and a wood burner to the lounge. Custom made blinds are also included in the sale and some of the internal doors have been replaced with modern oak finished doors. The property also has an array of solar panels (not owned) and the benefit of a garage. Paynters Lane is within a level distance and here you will find shops, a public house and travelling facilities. It also gives access to the north coast at Portreath, Tehidy Woods and the golf course. The A30 is within approximately three miles.

ENTRANCE PORCH

Tiled floor. Double glazed door and windows with partial obscure glazing.

LOUNGE/DINER

13'11" x 22'3" (4.25m x 6.80m)

Focal point wood burner and hearth, understairs storage and two radiators.

KITCHEN

12'6" x 8'4" (3.83m x 2.56m)

Single drainer sink unit flanked by working surfaces with cupboards and drawers beneath and splash backs There is a fitted gas hob, an electric oven, an extractor hood, a dishwasher and a fridge/freezer. Eye level cupboards are provided with downlighters and there is a tall pull-out unit. Wall mounted Worcester gas combi boiler.

REAR PORCH

4'9" x 4'10" (1.45m x 1.49m)

Tiled floor.

FIRST FLOOR

BEDROOM 1

10'7" x 12'0" (3.24m x 3.68m)

With a fitted double wardrobe and a radiator.

BEDROOM 2

8'5" x 9'3" (2.57m x 2.83m)

With a double wardrobe and a radiator.

BEDROOM 3

7'6" x 9'10" (2.31m x 3.02m)

With a radiator.

BEDROOM 4

5'4" x 12'4" (1.63m x 3.76m)

Currently being used as an office with laminate flooring, a radiator and a sliding door.

LANDING

With loft access.

BATHROOM

7'4" x 5'1" (2.24m x 1.56m)

A P shaped panelled bath with a curved screen and a mains shower. Enclosed wash hand basin and a wc. Two windows, tiled walls and a ladder radiator.

OUTSIDE

There is golden gravel to the front for ease of maintenance being fenced to the front with side hedging. GARAGE 2.50m x 5.73m (8'2 x 18'10) with power connected. The side and rear gardens really are a fine feature of this property being of generous proportions, mostly laid to lawn with a rear patio, flower borders, a greenhouse and a timber outbuilding.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this through Broad Lane, over the A30 and you will then see Richards Lane on your right. Turn down here and at the small crossroads turn left into Bosvean Gardens and go straight ahead where it becomes Poldark Road and the property is in the last cul-de-sac on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

This property has solar panels which are leased.

SERVICES

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

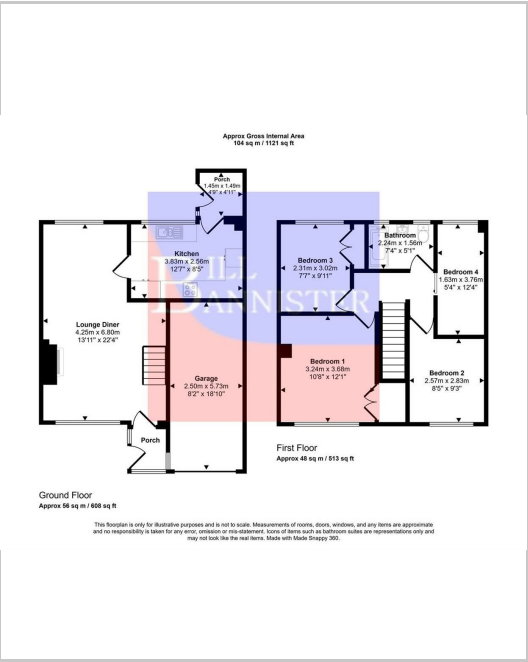
Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

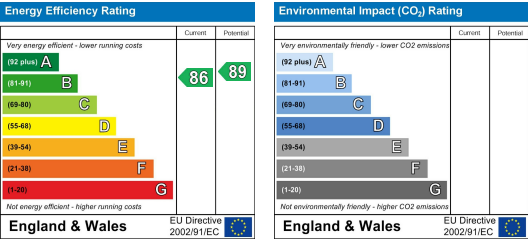
Area Map



Floor Plans



Energy Efficiency Graph



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