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Sales & Lettings



## Tregenna West Park

Redruth, TR15 3AJ

**Guide Price £320,000**





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Tregenna is a substantial detached bungalow standing in what we consider to be a very generous plot. From the front elevation there are views to Carn Brea Castle and Monument plus surrounding areas. Properties do not often come up for sale in the West Park area and this property has the benefit of no onward chain. Internally a hallway leads through to a lounge, a separate dining room and quite a substantial triple aspect sun room. There are two bedrooms and an area that could be used as a self contained annexe with two rooms plus a shower room. There is a kitchen and also a family bathroom with a separate wc. The property is double glazed and has gas heating. Now ready for refurbishment to your own ideas and design. Redruth town is within approximately two thirds of a mile and here you will find shopping facilities, bus services and a main line railway station. Access to the A30 is within perhaps half a mile.

## RECESSED PORCH

Door to:

## HALLWAY

Airing cupboard housing a hot water cylinder, a double cupboard and loft access.

## BATHROOM

**7'9" x 5'4" (2.37m x 1.63m)**

Panelled bath with a mixer and shower, enclosed wash hand basin and a radiator. Space for white goods.

## CLOAKROOM

Two thirds tiled with a corner basin and a wc.

## LOUNGE

**12'0" x 15'8" (3.66m x 4.79m)**

A very pleasant dual aspect room with a view. Focal point tiled fireplace with an inset gas fire. Two radiators.

## DINING ROOM

**8'11" x 11'6" (2.73m x 3.51m)**

With a radiator.

## SUN ROOM

**8'3" x 13'8" (2.53m x 4.19m)**

A lovely triple aspect room.

## KITCHEN

**12'6" x 11'5" (3.82m x 3.50m)**

Single drainer stainless steel sink unit with adjoining working surfaces having cupboards and drawers beneath plus space for white goods. Eye level units, a tall cupboard and a Glow Worm gas boiler. Rear door.

## BEDROOM 1

**12'6" x 12'1" (3.83m x 3.70m)**

To the front elevation with a double wardrobe and a radiator.

## BEDROOM 2

**13'0" x 9'8" (3.98m x 2.96m)**

Window to the front elevation and a radiator.

## POTENTIAL ANNEXE

### ROOM 1

**8'5" x 11'2" (2.59m x 3.42m)**

With a radiator and a double wardrobe.

### ROOM 2

**7'11" x 8'10" (2.42m x 2.70m)**

With a radiator.

There is a connecting door to the main part of the property.

## SHOWER ROOM

5'0" x 5'4" (1.53m x 1.65m)

Mira shower in a cubicle, a wash hand basin and wc. Half tiled walls and an electric towel rail.

## OUTSIDE

8'2" (2.5)

A gated entrance leads to a drive and turning facilities for several vehicles. There is a GARAGE 2.49m x 5.20m (8'2 x 17'1) with an up and over door. Side paths lead to a generous lawned garden being gently sloping with a fine aspect to Carn Brea Castle and Monument. A door leads to CELLAR STORAGE located beneath the sun room which is divided into two areas 2.60m x 2.00m (8'6 x 6'6) and 2.10m x 2.50m (6'10 x 8'2) both with limited head room. To one side there is an aluminium framed greenhouse. In our opinion the gardens have many possibilities especially if you are keen on landscaping.

## DIRECTIONS

From our office in Redruth proceed through West End towards Camborne. Before reaching the large roundabout at Blowinghouse you will see South Park on your left and you need to turn right opposite this to West Park. Proceed past the cottages and parking and before the next bungalow by the road there is a left turn down to Tregenna.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

## SERVICES

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

Broadband highest available download speeds - Standard 13 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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





Road Map



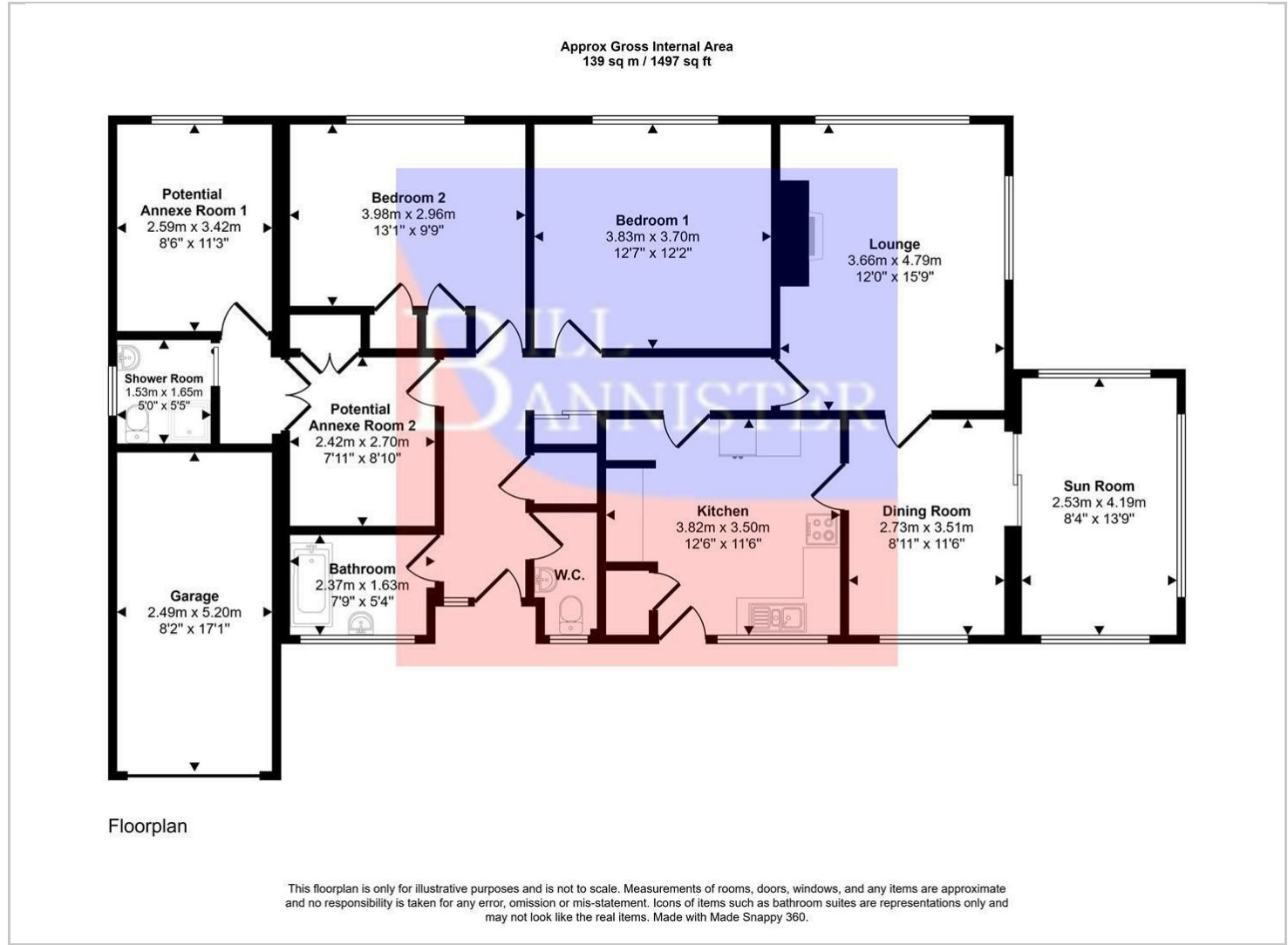
Hybrid Map



Terrain Map



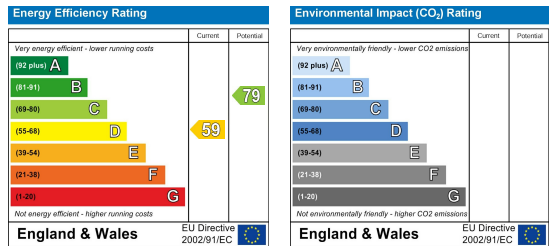
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.