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BILL BANNISTER

Sales & Lettings



42 Carknown Gardens

Redruth, TR15 2LG

£259,950



This modern semi detached bungalow offers well presented accommodation and benefits from a two bedrooms with fitted wardrobes, a lounge leading to a rear conservatory, a fitted kitchen and a shower room. The property is double glazed and this is complemented by gas heating. Externally there are larger than average gardens, a garage and driveway parking.



Situated in this ever popular residential location on the fringe of the town, this modern semi detached bungalow is well presented by the vendor. Internally you will find a lounge with doors through to a conservatory overlooking the rear garden, a fitted kitchen, two bedrooms with fitted wardrobes and a shower room. The property has gas fired heating and is double glazed. The property also has solar panels which are leased. Externally there is a garage plus extra parking and this property stands on a corner plot with what we feel are larger than average gardens having a raised area probably 100ft long. Tucked away is a small summerhouse and also a greenhouse. Designed with ease of exterior maintenance in mind, it also has a view towards the countryside from the front elevation. Bus services are available in Sandy Lane and access is given to the main Falmouth Road and also for those who enjoy country walks, nearby Carn Marth is the second highest point in the county.

RECESSED PORCH

Part glazed door with coloured inserts to:

HALLWAY

L shaped having access to the loft space which is insulated. Built-in cupboard, radiator and laminate flooring.

LOUNGE

10'7" x 16'2" (3.25m x 4.95m)
With a radiator and sliding doors to:

CONSERVATORY

7'4" x 7'4" (2.25m x 2.25m)
With an exterior door and laminate flooring.

KITCHEN

9'2" x 7'11" (2.80m x 2.43m)
Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath plus splash backs. Fitted oven, hob and extractor hood. Matching eye level units and space for white goods. Wall mounted Worcester gas boiler. Laminate flooring.

BEDROOM 1

10'10" x 11'7" (3.32m x 3.54m)
With a fitted wardrobe and a radiator.

BEDROOM 2

9'3" x 7'1" (2.83m x 2.18m)
With a fitted wardrobe and a radiator.

NB, Both bedrooms enjoy quite an open aspect.

SHOWER ROOM

6'0" x 7'3" (1.83m x 2.21m)
A tiled shower cubicle with a mains unit, enclosed wash hand basin with a large mirrored back and a low level wc. Radiator and spot lighting.

OUTSIDE

To the front there is a lawned garden and a driveway providing parking and leading to a GARAGE 2.65m x 5.47m (8'8 x 17'11) with an electric door, a side pedestrian door and roof storage. An area of side garden leads to a well enclosed generously proportioned lawned garden with steps leading to a raised area that joins the boundary wall. There is also a summerhouse and a greenhouse.

DIRECTIONS

From Redruth take the main road towards Falmouth through South Downs and at the mini roundabout turn left into Sandy Lane. Take the second turning left and bear round to the right and then left where the property will be found in the right hand corner.

AGENTS NOTE

TENURE; Freehold.
COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating. Solar panels (leased for 25 years & 3 months from 7/9/2011).

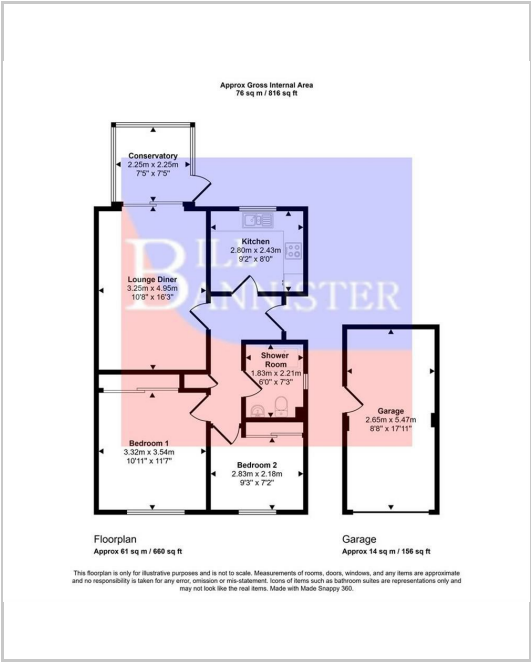
Broadband highest available download speeds - Standard 8 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

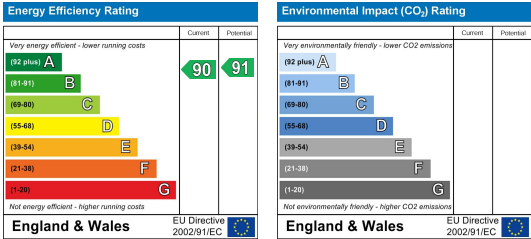
Area Map



Floor Plans



Energy Efficiency Graph



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