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# BILL BANNISTER

Sales & Lettings



## 20 Carknown Gardens

Redruth, TR15 2LG

**£239,950**



Situated in a popular residential area, this modern semi detached bungalow offers well presented accommodation. There are two bedrooms, both with fitted wardrobes, a lounge/diner, fitted kitchen and a bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear with the benefit of driveway parking for two vehicles.





This modern semi detached two bedroom bungalow is situated in a quiet residential location and is well presented throughout having a light and airy feel. The lounge has patio doors leading out to the rear garden with an open aspect and the kitchen has a good range of units. Both bedrooms are situated at the front of the property and have the benefit of built-in double wardrobes. Further storage is located in the bathroom with a vanity unit and there is a useful shelved cupboard in the hallway. The bathroom has a panelled bath with an electric shower over. Outside there is a well enclosed rear garden making it a safe space for children and pets alike. There is a patio seating area and a shed as well as a lawned area with mature shrubs and hedging. To the front of the property there is a lawned area with a driveway providing parking for two vehicles. The property has gas central heating and this is complemented by double glazing throughout.

Located on the outskirts of Redruth we consider this to be a convenient location being close to the A30, approximately one and a half miles from Redruth centre and ten miles from Falmouth. Redruth town offers a range of local amenities with shops, cafes and schools. A main line railway and bus services are also located in the town centre. Carn Marth which is the second highest point in Cornwall can be accessed by foot offering countryside walks with far reaching views from coast to coast.

Twin panelled decorative obscure glazed door to:

**HALLWAY**

With a shelved storage cupboard and loft access which is boarded and has a light. Radiator, laminate flooring and a smoke alarm. Doors leading to:

**LOUNGE/DINER**

10'5" x 15'7" (3.19m x 4.76m)  
With sliding patio doors leading out to the rear garden. Radiator.

**KITCHEN**

9'3" x 8'0" (2.84m x 2.44m)  
Fitted with a range of storage cupboards at eye and base level with a built-in electric hob, a cooker hood over and oven below. Space and plumbing for a washing machine. One and a half bowl composite sink and drainer. Tiled splash back. Worcester gas combination boiler. Double glazed window overlooking the rear aspect. Heat alarm and space for a fridge/freezer. Radiator.

**BEDROOM 1**

10'3" x 11'7" (3.13m x 3.55m)  
A double room with a built-in double wardrobe having hanging space and shelf storage. Double glazed window to the front elevation. Radiator.

**BEDROOM 2**

9'5" x 8'4" (2.89m x 2.55m)  
With a built-in double wardrobe having hanging space and shelf storage. Double glazed window to the front elevation. Radiator.

**BATHROOM**

5'10" x 6'10" (1.80m x 2.10m)  
A panelled bath with an electric Mira shower over and tiled surround. Vanity sink unit with storage and a large wall mounted mirror. Low level WC. Tiled splash back. Extractor. Obscure double glazed window. Radiator and a tiled floor.

**OUTSIDE**

To the front of the property there is an area of lawn and a side driveway providing off road parking for two vehicles. A side gate leads to the rear of the property which is well enclosed making it a safe haven for children and pets alike. Leading off from the patio doors in the lounge there is a small patio seating area with a dwarf wall providing a defined border between the patio and the lawned garden which is surrounded by mature shrubs and hedging. There is also the benefit of a useful STORAGE SHED 2.42m x 1.80m (7'11 x 5'10) with power and lighting.

**DIRECTIONS**

From our office in Redruth proceed along Penryn Street and through Falmouth Road all the way up to the five crossroads and traffic lights. Proceed straight on through South Downs and turn left at the mini roundabout into Sandy Lane. Take the second turning left into Carnkown Gardens, bear right and the property will be found in the first cul-de-sac on the right.

**AGENTS NOTES**

TENURE: Freehold.  
COUNCIL TAX BAND: B.

There are solar panels on the roof which are owned.

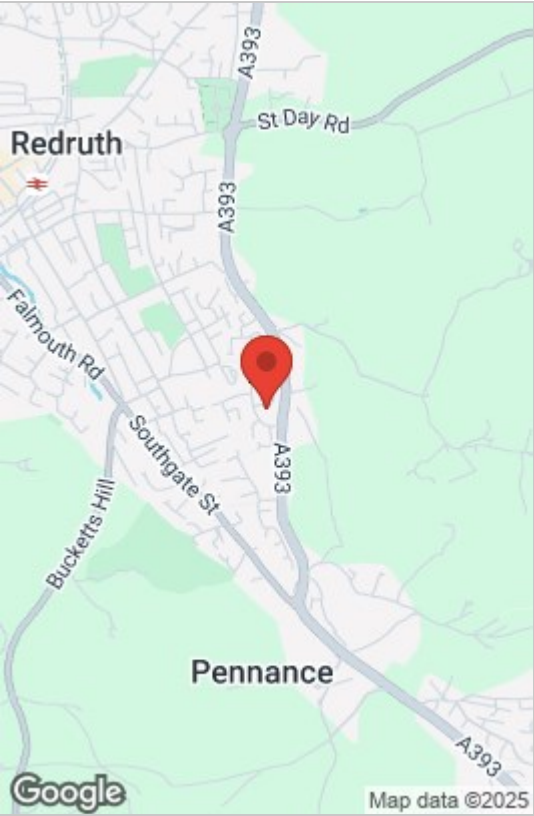
**SERVICES**

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

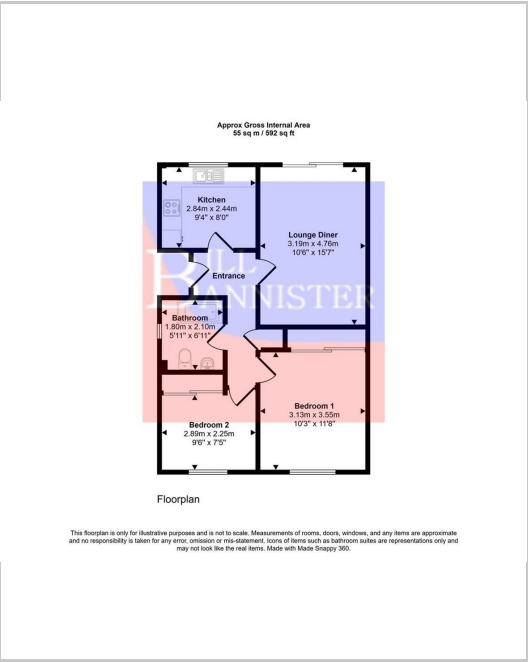
Broadband highest available download speeds - Standard 9 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

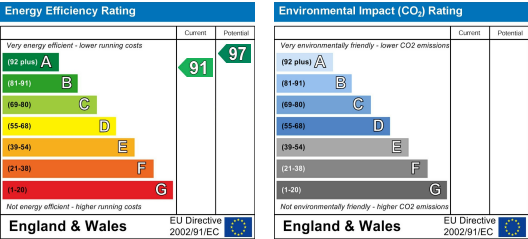
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.