

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



31 Valley Gardens

Voguebeloth, Redruth, TR16 4EE

£269,950



This modern semi detached house offers family sized accommodation and benefits from three bedrooms, a first floor bathroom, a lounge with a gas fire and a kitchen/diner. It is double glazed for the most part and this is complemented by electric economy 7 heaters. Externally there is a low maintenance area to the front with driveway parking and a garage which has been partially divided to create storage room and there is a well enclosed garden to the rear with countryside views.



Situated on the outskirts of Illogan village in a popular semi rural residential location is this modern semi detached house. The accommodation comprises mainly of three bedrooms, a family bathroom and an enclosed rear garden taking full advantage of the far reaching views over the valley. To the ground floor a porch leads into the living room with an inset gas fire and stairs leading to the first floor. The kitchen/diner has a good range of cupboards with a dining area to one end. The property has double glazing for the most part and in addition to the gas fire there is a range of economy 7 electric radiators. Externally there is a low maintenance front garden with steps leading to the front door and a driveway providing parking for one/two vehicles leading to the garage which has been partially partitioned to create a separate room. The rear garden is well enclosed and mainly laid to lawn with a patio area. The property borders onto a large public open space and access is given to the Harris Mill to Illogan road. Fine country walks are available in nearby Tolskithy Valley and the A30 is within approximately two miles. Shopping facilities are available in Illogan village which is approximately one mile distant.

Upvc door to:

HALLWAY

A built-in cupboard with coat hooks and fuse box over. Half glazed panel door leading to:

LOUNGE

15'5" x 11'11" (4.71m x 3.65m)

Turning stairs to the first floor with an understairs cupboard. Focal slate fireplace and hearth with an inset gas fire, window overlooking the front garden and double doors leading to:

KITCHEN/DINING ROOM

15'5" x 12'2" (4.71m x 3.72m)

The dining area has a wall mounted electric panel heater and a window giving fine views over the countryside and rear garden. Large built-in cupboard housing a hot water cylinder and provides ample shelving space. The kitchen area is fitted with a range of eye level and base units, roll edge work surfaces, tiled surrounds and space and plumbing for white goods. Single stainless steel sink and drainer, window overlooking the rear elevation and a door to the rear garden.

FIRST FLOOR

LANDING

With loft access and doors to:

BEDROOM 1

15'6" x 8'6" (4.73m x 2.61m)

Overstairs large built-in double cupboard and shelving. Night store heater and two windows giving views over the front elevation.

BEDROOM 2

8'7" x 8'9" (2.63m x 2.69m)

Window to the rear giving lovely views over the valley. Night store heater and a built-in cupboard over the stairs with hanging rail and shelving.

BEDROOM 3

6'5" x 8'9" (1.96m x 2.69m)

Window to the rear and a night store heater.

FAMILY BATHROOM

5'1" x 6'4" (1.57m x 1.94m)

Wash hand basin with a vanity unit below and a tiled surround. Panelled bath with a wall mounted electric shower over and folding shower screen. Low level wc. Electric ladder towel rail and a wall mounted medicine cabinet. Obscure glazed window to the side elevation.

OUTSIDE

To the front there is a lawned area with gravel steps and pathway leading to the front door. To the side a driveway provides parking and leads to a GARAGE 2.61m x 3.68m (8'7 x 12'1) which has been partially partitioned to provide a STORAGE ROOM 1.84m x 2.89m (6' x 9'6). The rear garden has a patio area and a lower lawn being well enclosed with fencing making it a safe haven for children and pets alike. Access can be gained via steps to the rear garage door.

DIRECTIONS

From Tesco Redruth roundabout proceed towards Portreath under the bridge and take the first turning left onto the Old Portreath Road. At the T junction at Sparnon Gate turn left and proceed down the valley and up the other side. Turn left into Valley Gardens, turn right and the property will be found in a cul-de-sac on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity, gas fire and economy 7 electric heaters.

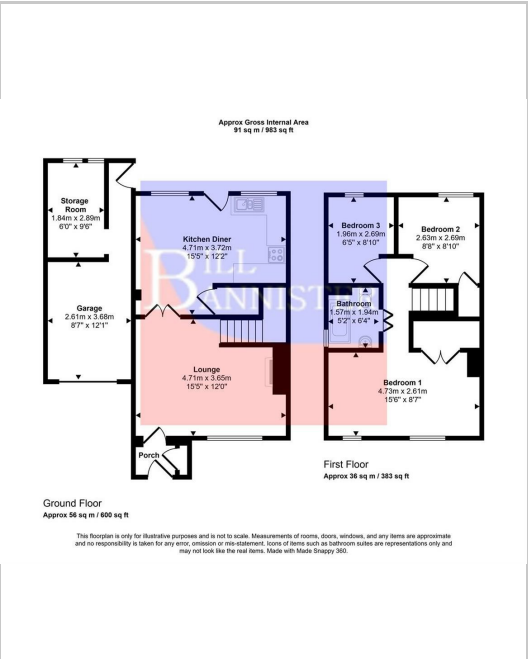
Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

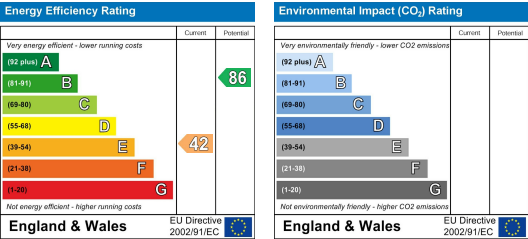
Area Map



Floor Plans



Energy Efficiency Graph



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