

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL
BANNISTER**

Sales & Lettings



20 Trevingey Road

Redruth, TR15 3DQ

£239,950



This detached bungalow is situated in a popular residential area and is offered with the benefit of no onward chain. There are two bedrooms, a good sized lounge, a kitchen/diner, a shower room and the bonus of a rear conservatory. The property has gas central heating and this is complemented by double glazing. Externally there are well stocked gardens, a garage and driveway parking for one vehicle.



With the benefit of no onward chain, we are very pleased to be offering for sale this two bedrooomed bungalow having both driveway and garage parking, situated within a very popular residential enclave. With double glazing and gas central heating, the property benefits from a generously sized lounge which offers a lookout over the well maintained front garden. Two double bedrooms are complemented by a well equipped shower room. The kitchen offers plenty of space for both cooking and storage whilst also allowing for family dining. Furthermore, a rear conservatory provides a terrific suntrap. Externally a delightfully presented front garden gives access to the rear of the property on both sides giving a wraparound effect. Driveway parking for one vehicle plus a single garage are accessed to the side of the property on the adjacent street. The property also offers potential for development, of course subject to the appropriate planning consent. Carn Brea is within walking distance and furthermore it is just a fifteen minute walk or short drive into Redruth town centre which has shops, cafes, a cinema and public houses. A main line railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach on the north coast is within fifteen minutes drive as well as many other local beaches and attractions being nearby.

Clear glazed front door leading to:

ENTRANCE VESTIBULE

Secondary obscure glazed door with a side panel leading to:

L SHAPED HALLWAY

With a radiator and an obscure glazed casement door leading to:

LOUNGE

16'1" x 11'5" (4.92m x 3.48m)

A spacious room with a gas fire and a upvc double glazed window overlooking the front garden and aspect with a radiator under.

BEDROOM 1

9'9" x 11'3" (2.99m x 3.45m)

Upvc double glazed window overlooking the front garden and aspect with a radiator under.

BEDROOM 2

9'8" x 10'4" (2.97m x 3.16m)

Upvc double glazed window overlooking the rear patio and garage. Built-in double wardrobe and a built-in storage cupboard.

SHOWER ROOM

6'11" x 5'6" (2.13m x 1.66m)

Low level wc, wash hand basin with a tiled splash back and a corner shower enclosure fitted with a Triton Cara electric shower with aqua board splash back. The bathroom is part tiled and part aqua board. Radiator with a towel hanger above, mirrored medicine cabinet and two high level upvc double glazed clear windows to the rear aspect. Ceiling mounted infra-red heater.

KITCHEN/DINER

11'10" x 8'10" (3.62m x 2.70m)

A clear glazed casement door and a cupboard housing the water tank with an airing cupboard above having slatted shelving. Range of eye level and base level cupboards and drawers with roll edge work surfaces. Plumbing for washing machine and space for white goods. Twin bowl sink, upvc double glazed window looking into the conservatory and an obscure glazed door to:

CONSERVATORY

12'3" x 5'10" (3.75m x 1.80m)

Upvc double glazed full height windows and a half double glazed clear upvc door leading to the rear.

OUTSIDE

The front garden is mainly laid to lawn with pathway borders and further borders of mature shrubs, bushes and flowers. Steps lead up to the front and a side pathway leads to the rear of the property which has borders of shingle and plants. There is a walled border to the rear patio area and a driveway leading to a SINGLE GARAGE 2.17m x 5.66m (7'1 x 18'7) with an electric up and over door with lighting and power. The driveway access is from the adjacent side street.

DIRECTIONS

From our office in Redruth proceed up West End and turn left by the car park into Coach Lane. At the top of Coach Lane bear right into Trevingey Road and the property will be found a little way down on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

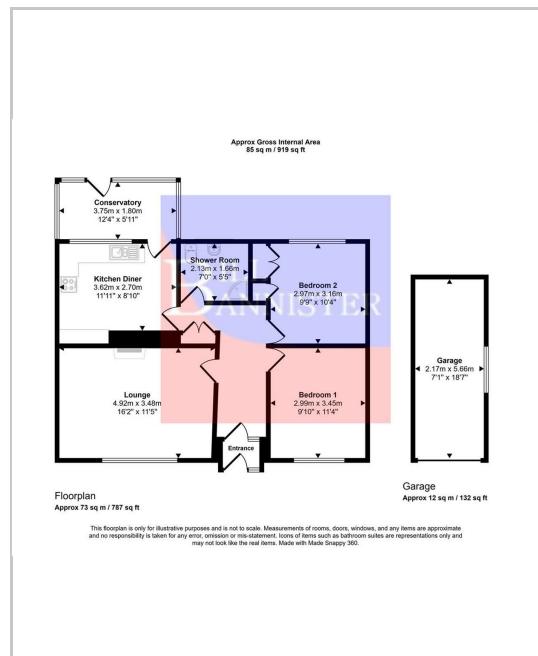
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

Area Map



Floor Plans



Energy Efficiency Graph

