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# BILL BANNISTER

Sales & Lettings



## Cris-Teign

Paynters Lane, Redruth, TR16 4DJ

**£325,000**



Offered for sale with no onward chain, this well presented gable end detached bungalow benefits from family sized living accommodation. There are three bedrooms, a good sized lounge, a kitchen/diner and a family shower room. The property is double glazed and this is complemented by oil fired heating. Externally there are mature well enclosed gardens, a garage and driveway parking for two/three vehicles.





Situated in a popular residential location giving level access to facilities, we are delighted to offer for sale,, with no onward chain, this detached gable end three bedroomed bungalow which is set on a corner plot and benefits from a spacious pass-through style lounge, a well equipped kitchen/diner in storage terms and a family shower room with a double shower enclosure. The property has oil fired central heating and this is complemented by double glazing with three windows offering triple glazing. Externally the garden arrangement can be described as being in a wraparound style offering a very pleasant enclosed rear garden with a semi-circular patio feature, a low maintenance front garden with driveway parking for two/three vehicles which is complemented by a single garage with an up and over door, lighting and power. In terms of location, Paynters Lane offers two convenience stores, a fish and chip shop, a further take-away and a public house, all within a few minutes walk. There are also bus services available. Further afield, Redruth and Camborne town centres are equidistant and the A30 trunk road can be reached in under ten minutes by car. In addition, the property is within a ten minute drive of the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Course. The North Cornwall coastal town of Portreath is a mere eight minutes or so away by car with other surrounding beaches and local attractions also nearby.

Upvc twin panel clear double glazed front door beneath a canopy leads to:

HALLWAY

Door to:

LOUNGE

12'10" x 16'11" (3.92m x 5.16m)

A spacious pass through style room with a upvc double glazed window overlooking the front garden and aspect with sliding glazed panels and a radiator under. Second radiator and a tiled fireplace and hearth. A door with a single glazed panel leads to:

SECONDARY HALLWAY

An 'S' shaped hallway having a upvc door with an obscure double glazed panel leads to the side passageway. Smoke alarm, loft access hatch with ladder leading to a floored loft space. Radiator and condensation vent from a unit fitted in the loft. Two fitted cupboards and a door to:

KITCHEN/DINER

8'9" x 14'0" (2.69m x 4.27m)

A dual aspect room with a upvc double glazed window overlooking the front garden and aspect with a radiator under. Range of eye level and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space for cooker with extractor over, space for white goods and plumbing for a washing machine. Upvc double glazed window to the side aspect behind sliding glazed panels.

BEDROOM 1

10'1" x 12'6" (3.09m x 3.82m)

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

BEDROOM 2

11'2" x 8'11" (3.41m x 2.74m)

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

BEDROOM 3

7'5" x 10'9" (2.27m x 3.29m)

Upvc double glazed window overlooking the side aspect with a radiator under. Storage cupboard housing a hot water cylinder with slatted shelving.

FAMILY SHOWER ROOM

7'1" x 6'7" (2.18m x 2.02m)

Fully tiled with a low level wc and a wash hand basin in a vanity unit with a mirror and light above. Double shower cubicle with glass screen and a Mira Sport electric shower with an extractor over. Upvc obscure double glazed window to the side aspect with a radiator below.

OUTSIDE

To the front wrought iron gates lead to a concrete driveway providing parking for two to three vehicles. There are borders of mature bushes, shrubs and trees with a decorative concrete wall bordering raised patio slabs with steps to the front door. There is a small bordered lawned area and access to a SINGLE GARAGE 2.78m x 5.42m (9'1 x 17'9) with an up and over door, lighting, power and an oil fired boiler. A passage to the side of the garage leads to a further small patio area where the oil tank is located. There is a side passage to the other side of the bungalow which is slabbed and concreted with a shingle border leading to a fully enclosed rear garden. The rear garden has a semi circular patio area being mainly laid to lawn with borders of mature bushes, shrubs and trees and a garden shed.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue into Higher Broad Lane, over the A30 and on into Paynters Lane. The property will be found on the left hand side on the corner of Kestrel Way.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

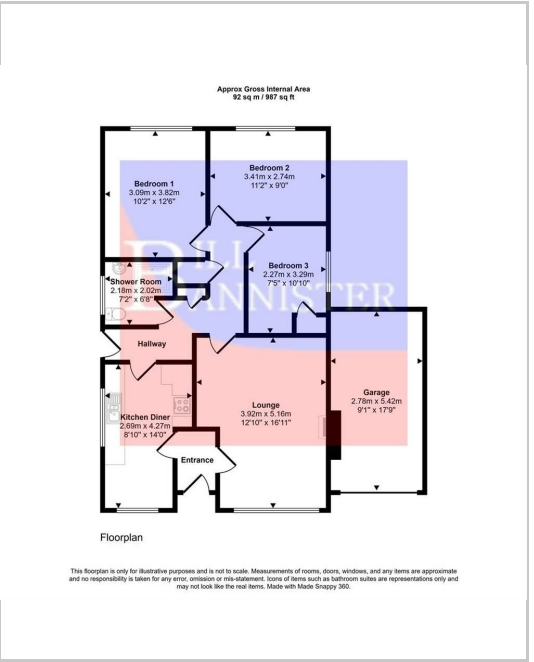
Broadband highest available download speeds - Standard 4 Mbps, Superfast 68 Mbps (sourced from Ofcom).

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

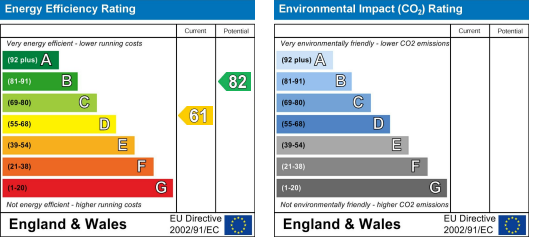
Area Map



Floor Plans



Energy Efficiency Graph



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