

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



17 Colebrook Close

Redruth, TR15 1DW

£239,595



Offered for sale with no onward chain and situated in a convenient location at the head of a quiet cul-de-sac, this modern detached bungalow benefits from two bedrooms, an open plan lounge/kitchen and a family bathroom. The property is double glazed and this is complemented by electric night storage heating. Externally there are mature wraparound gardens, a single garage and driveway parking for several vehicles.



We are pleased to be able to bring to market this two bedroom bungalow situated within walking distance of Redruth town centre. Located at the base of a particularly light, airy and spacious cul-de-sac which also offers a short walk on level terrain to a large supermarket, this very pleasant and well looked after property, built in the late 1960's benefits from a number of double glazed upvc top hung windows. On entry, an open plan kitchen leads into a good sized lounge/living room offering a pleasant outlook onto the side garden. Furthermore, there are two bedrooms to the rear of the property, both overlooking the side and rear portion of the garden. These are complemented by a family bathroom. Externally, the property benefits from a driveway offering parking for several vehicles leading down to a single garage. The front portion of the garden is low maintenance with a raised feature before it wraps around into a very nice lawned area that extends from the side around to the rear, completing 360 degree accessibility. It is situated in a convenient location within walking distance to Redruth town centre where there are shops, cafes, a cinema and public houses. Other local amenities are also available, including a Tesco supermarket and schools within walking distance. A mainline railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach is within fifteen minutes drive as well as many other local beaches and attractions being nearby.

Upvc double glazed half panelled door open out into:

OPEN PLAN LOUNGE/KITCHEN

KITCHEN

7'10" x 15'5" (2.39m x 4.70m)
Fitted with a range of base level storage cupboards and drawers with roll edge work surfaces. Stainless steel sink and drainer below a upvc double glazed window to the side aspect. Integrated Homark oven, grill and hob with an extractor above. Space and plumbing for washing machine plus further space for white goods. A door leads to a full height cupboard housing a hot water cylinder. Upvc double glazed window overlooking the front garden and aspect. Walk-through to:

LOUNGE

9'8" x 16'8" (2.97m x 5.10m)
Upvc double glazed tilting window with a double glazed side panel and full width double glazed clear panel below overlooking the front garden and aspect. Upvc double glazed tilting window with a double glazed side panel and a full width double glazed panel below overlooking the side aspect. Electric fire set in a delabole slate hearth and fireplace with shelf above. Night storage heater and door to:

HALLWAY

With a loft access hatch.

BEDROOM 1

10'0" x 12'9" (3.06m x 3.89m)
Upvc double glazed tilting window with a double glazed side panel and a low full width double glazed panel overlooking the side garden.

BEDROOM 2

9'4" x 8'2" (2.86m x 2.50m)
Upvc double glazed tilting window with clear double glazed full width panel below overlooking the rear garden and a raised patio area.

BATHROOM

6'3" x 5'6" (1.91m x 1.68m)
Low level wc, wash hand basin with tiled splash back, mirrored medicine cabinet and accessory holders above. Bath with a tiled splash back, upvc obscure double glazed window to the side aspect and a high level pull cord electric heater.

OUTSIDE

To the front a gravel driveway provides parking for several vehicles. There are raised borders of mature shrubs and plants with a central gravelled feature. The driveway leads to a step up to the front door and a concrete side path runs adjacent to the gravel driveway and leads to a SINGLE GARAGE with power and lighting. The pathway continues around both sides of the property. The gardens are L shaped wraparound style being mainly laid to lawn with mature bushes, shrubs and trees. There is a raised patio area having dwarf walls.

DIRECTIONS

From our office in Redruth proceed along Chapel Street, into Foundry Row and turn right opposite Kresen Kernow into Plain An Gwarry. Take the first left into Treleigh Terrace and then third left into Colebrook Close. Continue to the far end and 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 and electric night storage heating.

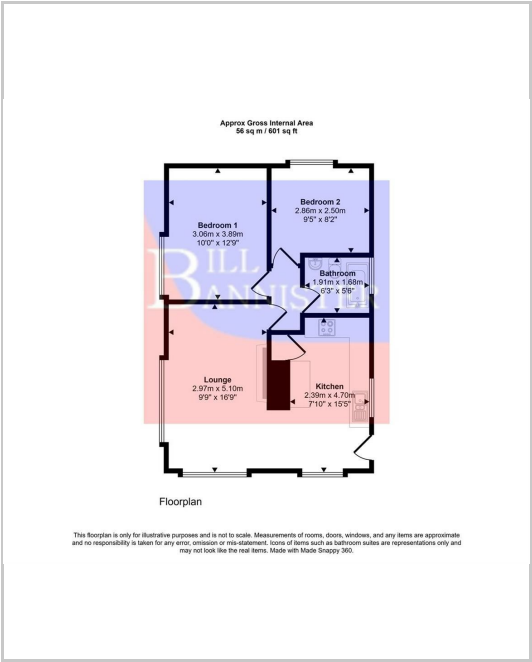
Broadband highest available download speeds - Standard 6 Mbps, Superfast, 40 Mbps (sourced from Ofcom).

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

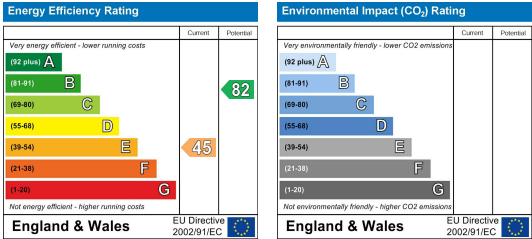
Area Map



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.