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BILL BANNISTER

Sales & Lettings



10 Carknown Gardens

Redruth, TR15 2LG

Guide Price £229,950



Offered for sale with no onward chain, this modern semi detached bungalow benefits from well presented accommodation. There are two bedrooms, a lounge, fitted kitchen and a family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is an open plan lawned front garden with a side driveway and a well enclosed rear garden.



Situated in this ever popular residential location, this semi detached bungalow is offered with no onward chain. It has a hallway leading to the lounge with patio doors to the rear garden. The kitchen is fitted with a range of units plus an oven, hob and cooker hood. There is a family bathroom and the property is double glazed complemented by gas fired heating. Externally there are gardens to both front and rear with a driveway providing parking facilities. 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.

Front door leading to:

HALLWAY

With a radiator.

LOUNGE

10'2" x 15'7" (3.11m x 4.77m)

With patio doors to the rear garden and a radiator.

BEDROOM 1

10'4" x 13'10" (3.16m x 4.24m)

With a view and a radiator.

BEDROOM 2

9'2" x 9'4" (2.81m x 2.85m)

With a radiator.

KITCHEN

9'0" x 8'1" (2.75m x 2.48m)

Single drainer sink unit plus an array of working surfaces with cupboards and drawers beneath. Tall cupboard, eye level cupboards and a fitted oven, hob and hood. Wall mounted Worcester gas combi boiler and a radiator.

BATHROOM

5'6" x 6'10" (1.68m x 2.09m)

Panelled bath with a curtain and rail plus a Mira electric shower. Tiled surround, enclosed wash hand basin and wc. Radiator.

OUTSIDE

There is an open plan lawned front garden with a driveway to the side providing parking facilities. The rear garden is well enclosed and thoughtfully laid out, being mainly laid to lawn with a patio area and bordered by mature bushes and shrubs.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and at the mini roundabout turn left into Sandy Lane. Take the second turning left into Carknown Gardens, bear round to the right and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

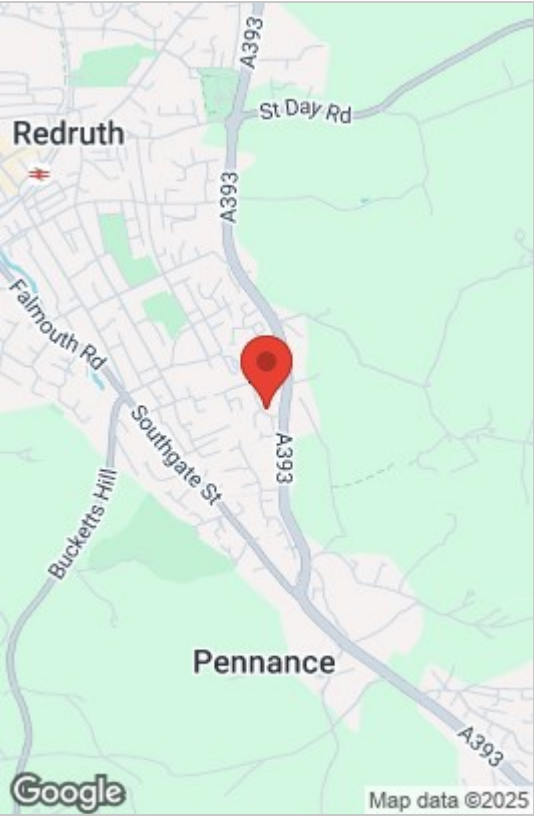
SERVICES

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

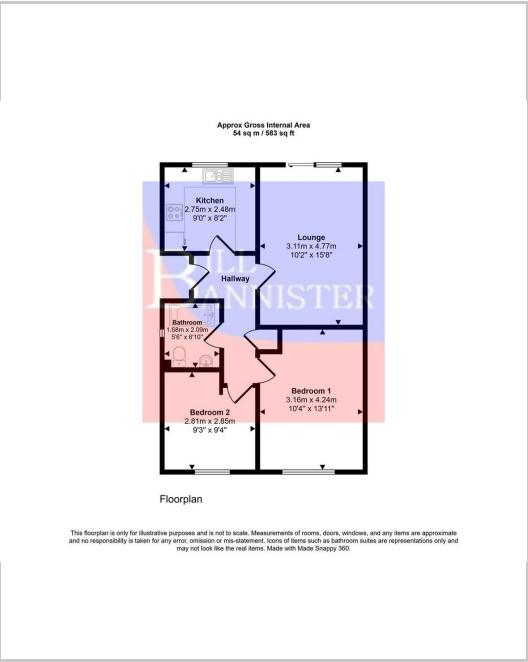
Broadband highest available download speeds - Standard 9 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

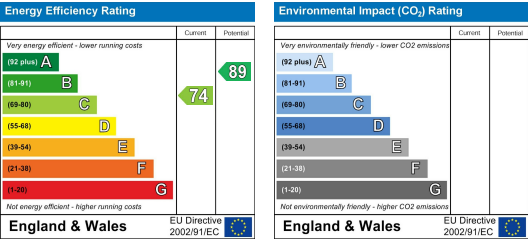
Area Map



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.