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BILL BANNISTER

Sales & Lettings



Boscarn Vogue

St Day, Redruth, TR16 5NH

£345,000



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Situated in the popular area of Vogue on the outskirts of St Day, beneficially set back from the road, we are very pleased to be able to bring to market this delightfully bright and airy three bedroom detached bungalow with a single integrated garage. The property has been very tastefully updated and renovated over time to create a lovely, welcoming home with a particularly standout shower room having been the most recent project. A large double aspect porch leads into what in effect is an extended hallway. The spacious lounge gives lovely views towards the open countryside whilst the first of the three bedrooms is also situated at the front of the property. Two further bedrooms are complemented by the family shower room. A separate dining room leads into a very well presented galley style kitchen which is very well equipped in terms of integrated appliances coupled with more than ample storage space. Adjacent to the kitchen you will find a utility area which also gives rear access to the integrated single garage. Heating in the property comes via an LPG system and this is further complemented by double glazing throughout.

Externally, to the front there is a large gravel driveway which offers parking for several vehicles and a lawned area which has borders of mature trees, plants and shrubs. There is also a separate planting area before a pathway gives access to a very pleasant rear garden which has been lovingly enhanced and maintained by the current vendor, creating a particularly peaceful environment. Furthermore, the rear garden has a large shed which has an adjoining windowed potting area.

In terms of location, the property is within approximately one third of a mile of St Day village centre which offers two general stores, a post office and a butchers. In addition, there are two highly rated public houses, each within a few minutes walking distance. Further afield, Portreath Beach can be reached in less than twenty minutes by car and other notable attractions such as Tehidy Country Park and Tehidy Golf Club are within a similar distance. Falmouth, Truro and Helston are all relatively equidistant by car whilst there are also bus services to Redruth and Truro.

Upvc front door with a half panel double obscure glazed window and clear glazed side panel leading to:

ENTRANCE PORCH

Double aspect with a tiled floor. Double storage cupboard with

hanging space and shelving. Separate single storage cupboard with shelving. Internal upvc front door with a half panelled double obscure decorative glazed panel leading to:

L SHAPED HALLWAY

Smoke alarm and a loft access hatch. Alcove leads to:

SECONDARY HALLWAY

Full length and overhead cupboard storage arrangement. Radiator and a clear glazed casement door leading to:

LOUNGE

15'5" x 10'4" (4.71m x 3.16m)

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

BEDROOM 1

9'8" x 10'4" (2.95m x 3.17m)

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

BEDROOM 2

9'8" x 7'6" (2.97m x 2.29m)

Upvc double glazed window to the side aspect with a radiator below.

BEDROOM 3

9'5" x 8'6" (2.89m x 2.60m)

Upvc double glazed window overlooking the rear garden and aspect.

FAMILY SHOWER ROOM

5'11" x 6'9" (1.82m x 2.08m)

Partially tiled with a built-in low level wc and cistern. Artisan ceramic handmade wash hand basin mounted on a shelf with a wall mounted built-in tap. Storage cupboards below and a fixed mirror above. Mirrored medicine cabinet and an obscure double glazed upvc window to the rear aspect. Walk-in double shower thermostatic shower and a glass shower screen with porcelain decorative tiles.

DINING ROOM

10'1" x 8'2" (3.08m x 2.50m)

Radiator and an airing cupboard housing a Glow Warm boiler and shelving. Further shelved storage cupboard with open shelves above. Waist level mid height alcove with views into the kitchen. Further alcove walk-through to:

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KITCHEN

12'9" x 6'9" (3.91m x 2.08m)

A galley style kitchen fitted with a good range of eye level and base level storage cupboards and drawers with a range of deep storage drawers and roll edge work surfaces. Integrated Bosch oven and grill, integrated Bosch gas hob above and an extractor over. Integrated Whirlpool dishwasher and an integrated Lamona fridge. One and a half bowl stainless steel sink and drainer with a tiled splash back. Two upvc double glazed windows overlooking the rear garden. Open access to:

UTILITY AREA

6'10" x 10'5" (2.09m x 3.19m)

Roll edge work surfaces and storage cupboards. Plumbing for washing machine, integrated Lamona tumble dryer and space for a tall fridge/freezer. Full length double obscure glazed panel door with a clear glazed side panel leads to the rear garden and a door gives access to:

SINGLE GARAGE

7'3" x 15'8" (2.22m x 4.80m)

Up and over door, lighting and power.

OUTSIDE

To the front of the property a gravelled driveway provides parking for several vehicles and leads to the integrated single garage. The front garden is south facing in a wraparound style having a lawned area with borders of mature bushes, plants and trees along with a small planting area. Calor gas tank and access to the rear garden. The border on one side of the gravel drive is partially fenced and partially walled. To the rear a gravel pathway with side gate access leads to the shared side lane. Separate

steps lead up to two distinctive lawned areas, one with a decorative stone circular feature and a pergola. The rear garden is fully enclosed with borders of mature plants and bushes with a Palm Tree. Steps lead up to a LARGE GARDEN SHED with a concrete floor and a separate windowed potting area. There is an external tap.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left by the traffic lights into Station Hill. Continue straight on at the next set of lights passing the railway station on the right and on into Higher Fore Street. At the junction turn right and then left at the triangle into St Day Road. At the roundabout proceed straight over and follow this road all the way towards St Day. As you come into the hamlet of Vogue, proceed past the The Star Inn and the property will be found a little further on just past the turning to Pink Moors.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three None, O2 Likely, Vodafone Limited (sourced from Ofcom).



Road Map



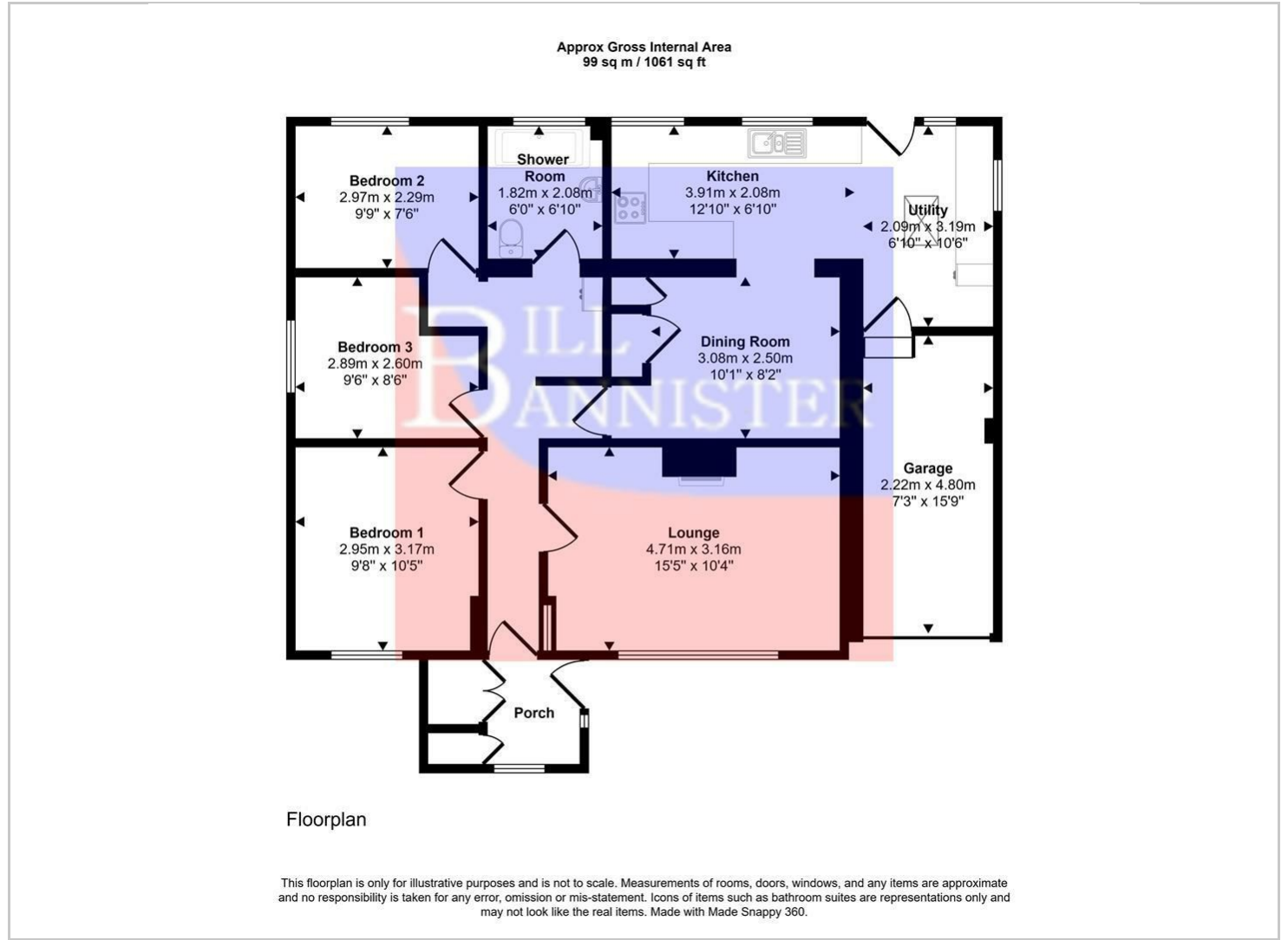
Hybrid Map



Terrain Map



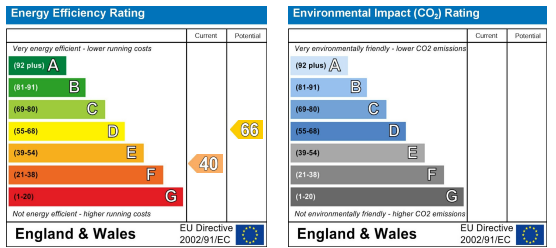
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.