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BILL BANNISTER

Sales & Lettings



1 Scoria Close

Scorrier, Redruth, TR16 5BP

£195,000

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Offered for sale with no onward chain, this semi detached bungalow would now benefit from some modernising and updating. The property offers two bedrooms, a light and airy lounge/diner, a kitchen, bathroom and a leanto/conservatory. Externally there are mature well enclosed gardens, driveway parking for several vehicles and a single garage with an attached rear utility.



We are very pleased to bring to market this conveniently sited two bedroom bungalow, built in 1963 by a local builder and forming part of a small estate of similar properties. Furthermore, this property benefits from no onward chain, perhaps making it an ideal first time buy. Giving close access to the A30, the internal accommodation would benefit from some updating, giving the new owners an excellent project opportunity on which to put their own stamp. Furthermore, there may be scope for conversion of the garage into living accommodation, with space available to add a new garage, whilst other parts of this property could be reconfigured, all subject of course to the relevant and appropriate planning permissions. Internally, this bungalow benefits from two double bedrooms complemented by a family bathroom which has the added benefit of a skylight. The kitchen gives convenient open access to the large lounge/living room/diner. To the rear, there is a leanto style conservatory that looks out onto a low maintenance, mainly laid to lawn garden. Externally, to the front, the property benefits from a long driveway that offers parking for multiple vehicles which also leads to a generously sized single garage with utility facilities at the rear. Location wise, the A30 trunk road can be reached in less than a minute by car, giving access to a significant number of nearby sights as well as further destinations out of the county. Locally, Redruth town centre is within eight minutes by car, Truro City Centre is around twenty minutes away, both towns having mainline railway services. Furthermore, Porthtowan Beach is within ten minutes and Perranporth Beach can be accessed in less than fifteen minutes by car. Tehidy Country Park is also within a twenty minute drive. There are also many other local towns and beaches which are conveniently accessible.

Upvc front door with obscure double glazed panels leads to:

HALLWAY

Two full height storage cupboards, a smoke alarm and a door leading to:

KITCHEN

8'8" x 6'7" (2.66m x 2.03m)

Fitted with a range of eye level and base level storage cupboards and drawers, stainless steel sink and drainer plus space for white goods. Open access to:

LOUNGE/DINER

22'3" x 10'10" (6.79m x 3.31m)

A light and airy room with two upvc double glazed windows overlooking the front garden and aspect. Farho wall mounted electric radiator and a smoke alarm.

BEDROOM 1

11'1" x 10'3" (3.39m x 3.14m)

Upvc double glazed window overlooking the leanto/conservatory. Built-in double wardrobe with hanging space and shelved storage.

BEDROOM 2

8'6" x 10'8" (2.60m x 3.27m)

Upvc double glazed window overlooking the leanto/conservatory. Two built-in wardrobes with hanging space and shelved storage. Storage cupboard housing the hot water cylinder with two further storage cupboards above.

FAMILY BATHROOM

7'11" x 5'4" (2.43m x 1.65m)

Low level wc, wash hand basin with a tiled splash back and a bath with a tiled splash back. Wall mounted towel radiator and a skylight.

OUTSIDE

To the front of the property gates open to a long drive providing parking for multiple vehicles leading to a SINGLE GARAGE 2.98m x 4.53m (9'9 x 14'10) with an up and over door, smoke alarm, lighting and power. Open access leads to a UTILITY AREA 2.95m x 1.57m (9'8 x 5'2) to the rear of the garage. A door with an obscure glazed panel leads to the CONSERVATORY/LEANTO 6.99m x 1.06m (22'11 x 3.06m) with a door leading to the rear garden. The front garden has a triangular laid to lawn feature with mature bushes and shrubs and a driveway leading to a shed. A pathway wraps around the garage leading to the rear garden which is primarily laid to lawn with borders of mature hedging, shrubs and plants. Outside tap and two external lights.

DIRECTIONS

From the roundabout at the bottom of Mount Ambrose take the main road towards Scorrier passing the petrol station on the left hand side. At the next mini roundabout take the first exit left under the bridge and then turn right by Crossroads Care Home. Take the first left into Scoria Close and number 1 will be found at the head of the cul-de-sac in the left hand corner.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

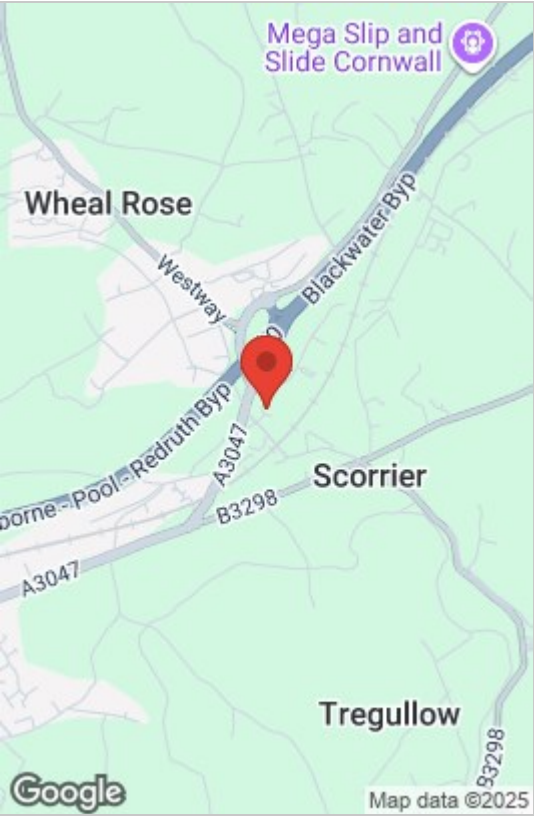
Private drainage (septic tank), mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 9 Mbps, Superfast 76 Mbps (sourced from Ofcom).

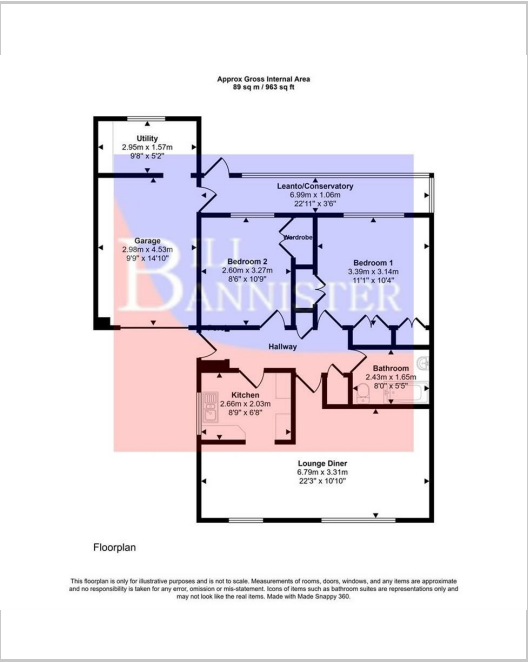
Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor only, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

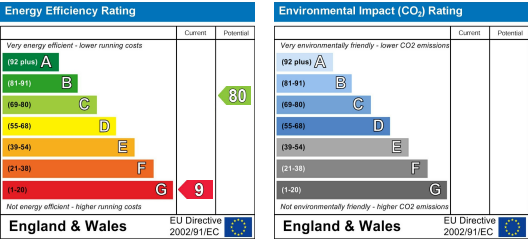
Area Map



Floor Plans



Energy Efficiency Graph



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