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BILL BANNISTER

Sales & Lettings



10 Merritts Way

Pool, Redruth, TR15 3TY

£279,950



This modern detached bungalow is situated on a popular development and offers very well presented accommodation. There are two bedrooms with fitted wardrobes, a good sized lounge/diner leading to a rear conservatory, a kitchen and a family shower room. The property is double glazed and this is complemented by gas fired heating. Externally there is an open plan front garden, a garage with driveway parking and a well enclosed rear garden.



Well presented by the vendor, this detached bungalow has much to commend it and is situated in an ever popular residential location. There is a low maintenance exterior plus a garage, parking and an enclosed rear garden designed with ease of maintenance in mind. Internally a hallway leads to a lounge/diner with a focal point electric coal effect fire and patio doors to the rear conservatory. Two bedrooms are on offer with fitted wardrobes, and the kitchen has a range of base and eye level units with space for white goods. There is also a shower room. Merritts Way is within a level distance of shopping facilities, bus services and out of town multiples. The north coast at Portreath is within approximately three and a half miles as is Tehidy Country Park and the golf links.

RECESSED PORCH

Double glazed door with red glass inserts leading to:

HALLWAY

Two built-in cupboards, loft access and a radiator.

LOUNGE/DINER

10'0" x 23'3" (3.05m x 7.10m)

With a focal point electric coal effect fire, two radiators and a patio doors leading to:

CONSERVATORY

7'5" x 7'3" (2.27m x 2.22m)

Upvc windows and a door to the rear garden.

KITCHEN

8'0" x 9'7" (2.46m x 2.94m)

One and a half bowl stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath plus space for white goods. Tiled splash backs, a tall cupboard and matching eye level units. Door to the rear garden.

BEDROOM 1

11'7" x 9'8" (3.54m x 2.95m)

With a wardrobe and a radiator.

BEDROOM 2

8'10" x 10'8" (2.71m x 3.26m)

With a wardrobe and a radiator.

SHOWER ROOM

6'5" x 5'9" (1.98m x 1.76m)

A tiled shower cubicle with a Triton electric shower, enclosed wash hand basin and a low level wc. Obscure glazed window and a radiator.

OUTSIDE

There is an open plan lawned front garden with a side driveway providing parking facilities. GARAGE 2.80m x 5.05m (9'2 x 16'7) with a replacement up and over door, roof storage facilities, a wall mounted gas combi boiler and a double glazed door to the rear. The rear garden is well enclosed by quite substantial wooden fencing and has a lawned area, a patio area outside the conservatory and flower borders. Secure gates are provided to either side of the bungalow.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue into Broad Lane and turn left by the Guinness Trust flats into Balkin Way. Proceed along passing a park on your right and take the next right into Merritts Way. Follow the road around and the property will be seen on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

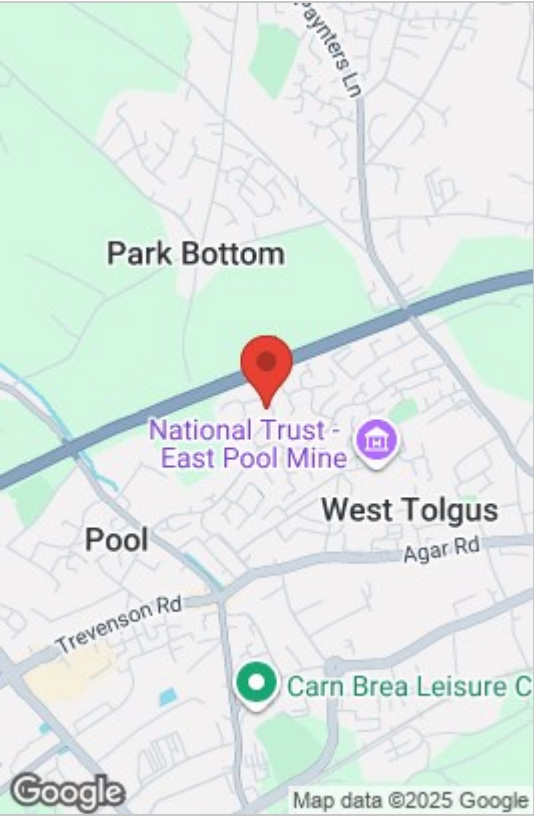
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 3 Mbps, Superfast 1800 Mbps (sourced from Ofcom).

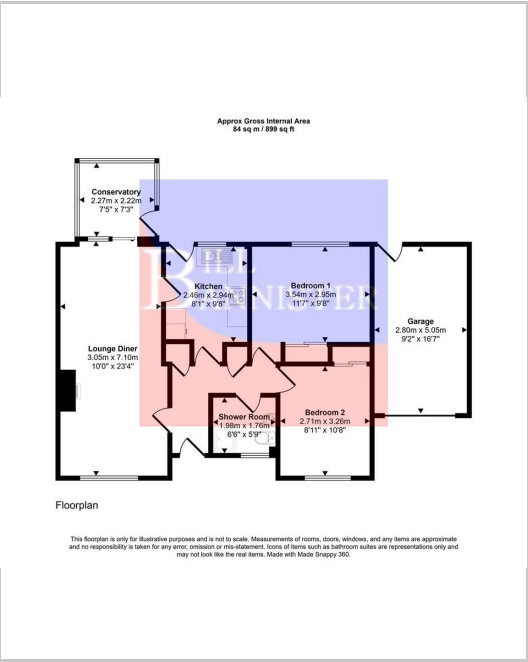
Mobile signal -

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

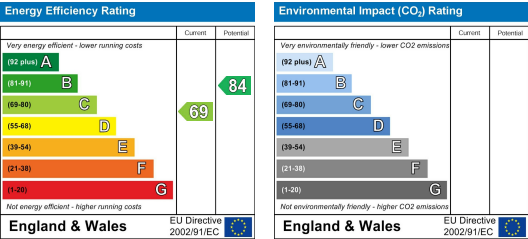
Area Map



Floor Plans



Energy Efficiency Graph



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