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BILL BANNISTER

Sales & Lettings



26 Wheal Agar

Pool, Redruth, TR15 3QL

£239,950



Offered for sale with no onward chain, this modern semi detached bungalow is situated in a popular residential development and benefits from well presented accommodation. There are two bedrooms, a lounge/diner with patio doors, a kitchen and a family shower room. The property is double glazed and this is complemented by gas heating. Externally there is a low maintenance gravelled front garden, a side driveway leading to a single garage and a well enclosed rear garden.



Offered with no onward chain, we are very pleased to bring to market this two bedroom bungalow, tucked away in a quiet cul-de-sac within this popular residential area. Internally, a L-shaped hallway connects all the living areas. The fitted kitchen faces the rear garden and has plenty of storage in the form of eye level and base level units with room to accommodate the essential appliances. There is a spacious lounge/living room come diner that overlooks the rear garden and decking patio where access can be gained via the patio doors. There are two bedrooms at the front of the property and these are complemented by a fully tiled family shower room with a walk-in shower. It should be noted that the property has a Positive Input Ventilation system with the ceiling diffuser sited in the hallway. Externally, there is a driveway that can accommodate up to three vehicles and this leads to a single garage with an up and over door, lighting and power. The front garden is very low maintenance being laid to gravel. The neat and manageable fully enclosed rear garden can be accessed via a side gateway from the driveway as well as via the patio doors. There is a raised decking area, a slabbed patio area with a slabbed pathway leading to the side access door of the garage and a small gravelled and planting area behind the garage. In terms of location, there are nearby bus routes and many amenities close by including major supermarkets within walking distance or alternatively through a short drive. There are also nearby schools, including the local academy and the local primary which are equidistant at around a ten/twelve minute walk or again, a short drive. The local leisure centre is within a five minute drive and the local health centre is also close by. Further afield, Camborne and Redruth town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park & Tehidy Park Golf Club achieved in around ten minutes or less by car. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere ten minutes or so by car. Furthermore, other surrounding beaches and local attractions can also be found nearby.

Upvc front door with obscure double glazed decorative panels leads to:

L SHAPED HALLWAY

Radiator, loft access hatch, a mains smoke alarm and a PIU vent. Door to a full height storage cupboard with slatted storage shelves.

KITCHEN

9'4" x 7'9" (2.86m x 2.37m)
Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Worcester boiler, space for a gas cooker, space and plumbing for a washing machine and space for further white goods. Extractor fan and a radiator.

LOUNGE/DINER

10'6" x 17'8" (3.21m x 5.41m)
A spacious room with a radiator and a wall mounted gas fire. Upvc double glazed sliding patio doors leading to the decking and rear garden.

BEDROOM 1

10'5" x 11'6" (3.19m x 3.51m)
Radiator below a upvc double glazed window with a deep sill overlooking the front garden and aspect.

BEDROOM 2

9'0" x 9'6" (2.76m x 2.91m)
Radiator below a upvc double glazed window overlooking the front garden and aspect. Smoke alarm.

SHOWER ROOM

6'2" x 6'11" (1.90m x 2.11m)
Fully tiled with a wash hand basin, and a low level wc. Frameless double shower enclosure with glass screens, a glass door and a Mira Vie electric shower. Wall mounted towel radiator below a upvc obscure double glazed window to the side aspect. Wall mounted Duplex electric heater with a Manrose extractor fan.

OUTSIDE

To the front of the property there is a driveway with parking for up to three vehicles leading to a SINGLE GARAGE 2.92m x 5.99m (9'7 x 19'8) with an up and over door, a upvc door with a clear double glazed panel, lighting and power. There is a low maintenance gravel frontage with a central raised tree feature. The front door is set back under a canopy with a light and can also be accessed from the driveway. A gate gives access to the rear garden with a laid to lawn area bordered by patio slabs and a patio area with a raised decking feature. There is a border of mature bushes and plants. A pathway leads to the rear of the garage which has a further gravel area and a raised planting area. External tap, an external light and an external double power socket.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue into Higher Broad Lane and turn left by the Guinness Trust flats into Balkin Way. Continue along here turning left into Wheal Agar and keep bearing left where the property will be found at the head of the cul-de-sac.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

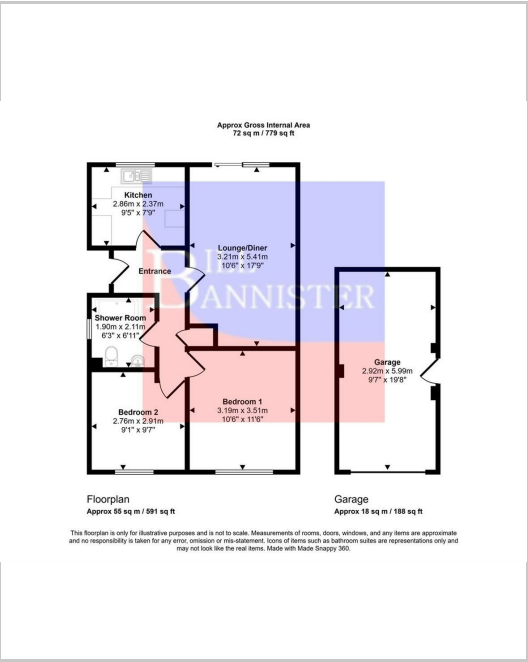
Broadband highest available download speeds - Standard 3 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

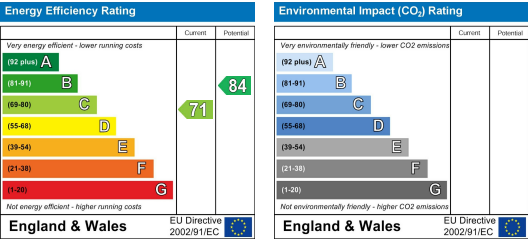
Area Map



Floor Plans



Energy Efficiency Graph



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