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Sales & Lettings



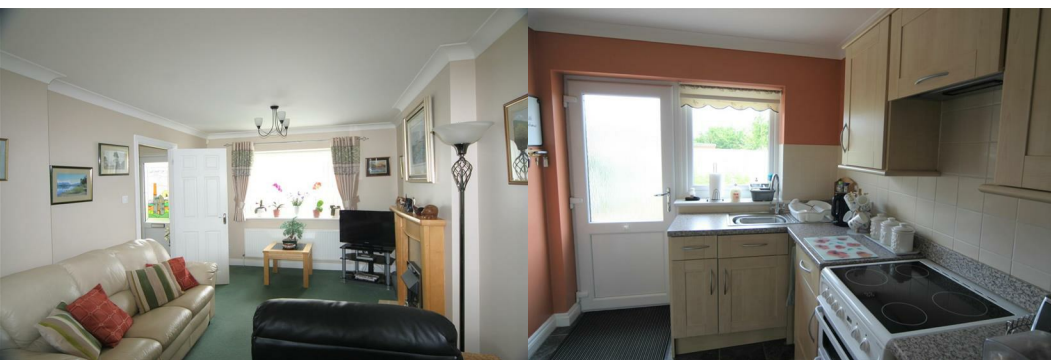
## 78 Wheal Agar

Pool, Redruth, TR15 3QL

**£275,000**



This modern detached bungalow is situated in a popular residential location and benefits from three bedrooms (master with en-suite), a lounge/diner, kitchen and family bathroom. It is double glazed and this is complemented by gas central heating. Externally the property stands in lovely corner plot gardens with a garage and parking.





Tucked away in a lovely corner position and set in well enclosed and beautifully presented gardens, this is a modern detached bungalow. Now too large for the vendor's needs, it offers three bedroomed accommodation with the master bedroom having an en-suite making it ideal for perhaps a dependent relative. There is a long lounge/diner with patio doors to the rear, this adjoins the kitchen and there is also a family bathroom. The property has gas heating complemented by double glazing and the property has solar panels (we are awaiting confirmation of the lease). Externally there is a garage with extra parking. The property stands on a good corner plot with the front and one side having lawns and being well enclosed. There is a fully enclosed rear garden being pleasantly laid out with raised brick borders for ease of gardening maintenance. The rear area is also slabbed with an outside tap. This part of the garden has a sunny aspect. Situated in a good location it gives access to the main through road which will take you to Pool one way or Illogan the other.

RECESSED PORCH

HALLWAY

Airing cupboard housing a Worcester combination gas fired boiler (serviced in June). Further built-in cupboard and in addition to the electrics there are controls for the solar panels. Hard wired smoke alarm. Pleasant coloured glass front door with a mine engine house motif. Access to loft space.

LOUNGE/DINER

22'10" x 10'6" (6.97m x 3.22m)  
A lovely dual aspect room with patio doors to the rear elevation. Wood fire surround with an inset marble effect hearth and an electric fire. Telephone point, two radiators and a tv socket. Access to:

KITCHEN

9'3" x 7'11" (2.84m x 2.43m)  
Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, an electric cooker and plumbing for a dishwasher. The units have tiled backs, there is radiator, spot lighting and an extractor hood.

BEDROOM 1

12'8" x 8'7" (3.87m x 2.64m)  
With a fitted double wardrobe, second loft access, radiator and a tv point.

EN-SUITE

A double shower cubicle with an electric shower and a screen. Enclosed wash hand basin and a low level wc. Radiator, electric ladder radiator, extractor fan and shaver point.

BEDROOM 2/DRESSING ROOM/STUDY

10'4" x 9'1" (3.16m x 2.77m)  
With a radiator and a wardrobe. Access to Bedroom 1.

BEDROOM 3

12'0" x 11'7" (3.67m x 3.54m)  
Fitted wardrobe, radiator and a tv point.

FAMILY BATHROOM

Panelled bath with a tiled surround, an electric shower, curtain and rail. Disability bath lift. Enclosed wash hand basin with mirrored back and a shaver point. Extractor fan, low level wc and a radiator.

OUTSIDE

There is parking for several vehicles and a GARAGE 5.72m x 2.80m (18'9 x 9'2) with an up and over door, space for white goods, rear pedestrian door, power connected and roof storage. The gardens are set in a corner plot sweeping round from a side lawned area to the front with borders etc and a secure gateway leading to a well enclosed rear garden being safe for pets and children. There is paving, an outside tap and also purpose built raised borders making garden maintenance easier. The garden really is an important feature of the property and is of great credit to the vendor. It also enjoys a sunny aspect.

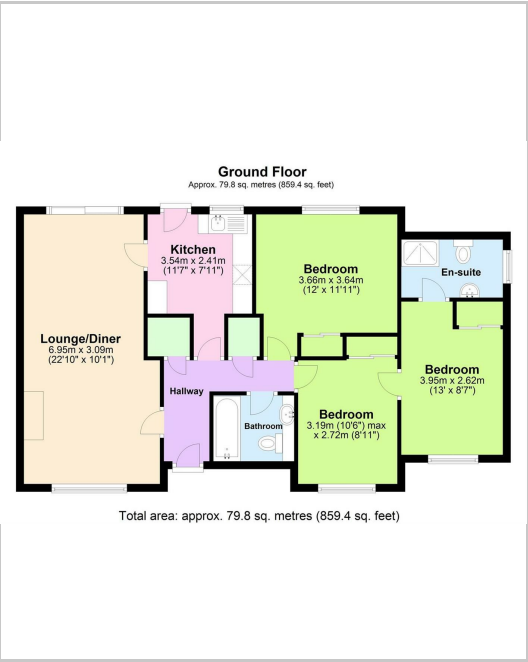
DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Proceed through here into Broad Lane turning left by the Guinness Trust flats into Balkin Way. Continue along and before you reach the community centre Wheal Agar will be seen on your left. Turn left here, take the first right and follow the road around where the property will be found in the corner.

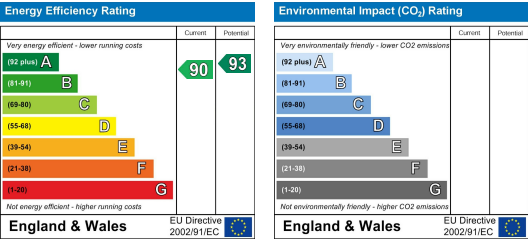
Area Map



Floor Plans



Energy Efficiency Graph



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