

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL  
BANNISTER**

Sales & Lettings



## 4 Vivian Park

Camborne, TR14 7TP

**£279,950**



Set in a beautiful well tended plot, this modern garage linked detached bungalow offers well proportioned family living accommodation. It benefits from three bedrooms, a lounge, kitchen/diner and a bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a garage plus driveway parking and beautiful mature gardens to both front and rear.



Set back from the road in a slightly elevated position, this garage linked detached bungalow has the most beautiful rear garden which has to be seen to be fully appreciated. The vendor has been here for many years and during this time a lot of effort has been put in to create a secluded haven. There is also a secret garden to one side. Internally there is good accommodation which is double glazed and has a gas heating system with an open fire in the lounge. The kitchen is well equipped and there is plenty of room for a dining table. There are three bedrooms and a family bathroom. Externally there is a further area of garden to the front, a garage and parking facilities. The property is conveniently placed for Camborne town, travelling facilities and the A30.

**RECESSED PORCH**

With a upvc double glazed door to:

**HALLWAY**

Loft access, two built-in cupboards and a radiator.

**LOUNGE**

14'8" x 11'11" (4.49m x 3.65m)

Delabole slate fireplace, a radiator and a large window to the front elevation.

**KITCHEN/DINER**

19'5" x 8'9" (5.92m x 2.68m)

This room has two windows and an exterior door. There is a wall mounted Logic combi gas boiler. Single drainer stainless steel sink unit, working surfaces with cupboards and drawers beneath together with space for white goods. Tiled splash backs and eye level cupboards. Radiator.

**BEDROOM 1**

11'8" x 9'5" (3.58m x 2.89m)

Window to the rear and a radiator.

**BEDROOM 2**

8'7" x 11'9" (2.62m x 3.59m)

Radiator.

**BEDROOM 3**

8'10" x 9'0" (2.70m x 2.75m)

Radiator.

**BATHROOM**

5'4" x 7'4" (1.65m x 2.26m)

Wood panelled bath with a mixer shower, curtain, rail and a tiled surround. Low level wc and a pedestal wash hand basin. Radiator.

**OUTSIDE**

There is an enclosed front garden plus a GARAGE 4.60m x 2.60m (15'1" x 8'6") with power connected and a rear pedestrian door. There is also extra parking to the front. To the side is a lovely little secret garden totally secluded and ideal for sitting out on summer days. The rear garden is south facing and as previously mentioned, has been tended since the late 70s and it really is testimony to the vendor's skills. It has various areas, a raised patio, plenty of established shrubbery and a good degree of seclusion and privacy. There is also a covered side pathway ideal for perhaps ladder storage etc.

**DIRECTIONS**

At the traffic lights at the top of Tuckingmill Hill proceed down through Tuckingmill and up to the roundabout by Tesco. Take the first left into Kerrier Way and at the lights turn right passing the entrance to Tesco. Proceed along through Foundry Road and at the roundabout take the first exit into Pengegon Way where the property will be found on the right hand side just past the entrance to Vivan Park.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: C.

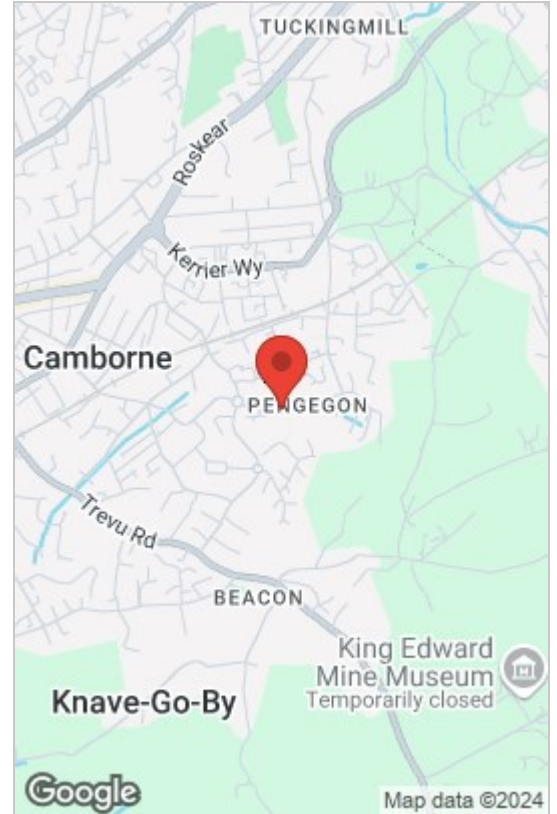
**SERVICES**

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

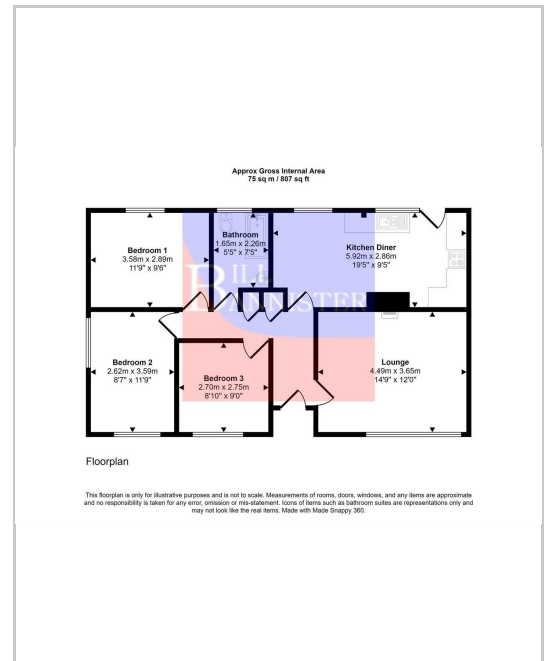
Broadband highest available download speeds - Standard 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

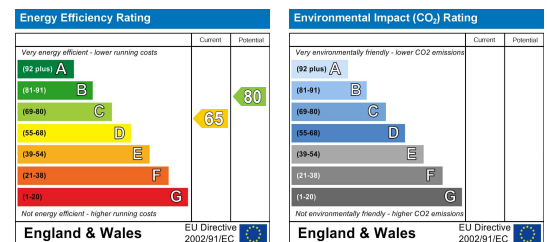
**Area Map**



**Floor Plans**



**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.