

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



41 Alexandra Close

Illogan, Redruth, TR16 4RS

£305,000



Offered for sale with the benefit of no onward chain, this very well presented garage link detached bungalow benefits from light and airy living accommodation. There are two bedrooms, a lounge with French doors to the rear garden, a kitchen, family bathroom and the bonus of a rear conservatory. The property is double glazed and this is complemented by gas fired heating. Externally there is a garage with driveway parking and enclosed low maintenance gardens to both front and rear.



Alexandra Close has always been considered a popular residential area and this garage linked detached bungalow is offered with no onward chain. Two bedrooms are provided both with fitted wardrobes and the lounge focuses on a propane gas coal effect fire and surround. The kitchen is well appointed with various units and has a breakfast bar together with some appliances. The bathroom is very well presented and offers a panelled bath with a mixer shower together with a separate shower cubicle. The upvc double glazing was installed in 2022 and this is complemented by gas heating which can be controlled via Google Nest. There is a substantial conservatory to the rear and internal access is given to the garage. There is parking for several vehicles and well laid out gardens, especially to the rear which also has a summerhouse. Nearby Paynters Lane End has shopping facilities, a public house, take-aways and bus services. The north coast at Portreath is within approximately three and a half miles and access is also given to Tehidy Country Park and the golf course. For the commuter, the A30 is some four miles distant.

ENTRANCE PORCH

Upvc cottage style partially glazed door. Radiator and a reeded glass door and screen leads to:

HALLWAY

With loft access.

LOUNGE

11'9" x 18'1" (3.59m x 5.53m)
Small paned glazed door and French doors to the rear garden. A focal point Bradstone fireplace with a Delabole slate hearth and an inset gas coal effect fire.

KITCHEN

10'7" x 9'8" (3.23m x 2.97m)
Small paned glazed door and fitted with a one and half bowl composite sink unit, working surfaces with cupboards and drawers beneath plus splash backs. Eye level cupboards, a breakfast bar and a fitted oven, hob and cooker hood. Space for further white goods and a wall mounted Ideal gas combination boiler.

SIDE LOBBY

3'5" x 8'6" (1.06m x 2.61m)

CONSERVATORY

11'1" x 12'0" (3.40m x 3.67m)
Pedestrian door to the rear and a radiator.

BATHROOM

10'1" x 6'9" (3.09m x 2.06m)
Panelled bath with a mixer and shower plus a wipe clean surround. Separate shower cubicle again with a wipe clean surround and a mains shower unit. Enclosed wash hand basin with a splash back. WC, extractor fan and spotlights.

OUTSIDE

There is a tarmac hard standing and turning for several vehicles leading to a GARAGE 2.47m x 5.91m (8'1 x 19'5) with an up and over door and a rear pedestrian door. There is an enclosed low maintenance front garden with mature hedging and a gate leads to the rear garden which is well enclosed. It is designed with ease of maintenance in mind using gravel chippings and raised borders.

DIRECTIONS

From Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Follow this road all the way through Broad Lane down to Paynters Lane End. At the double roundabout turn left into Alexandra Road and then first left into Warwick Avenue. Follow the road around and take the second right into Alexandra Close where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

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

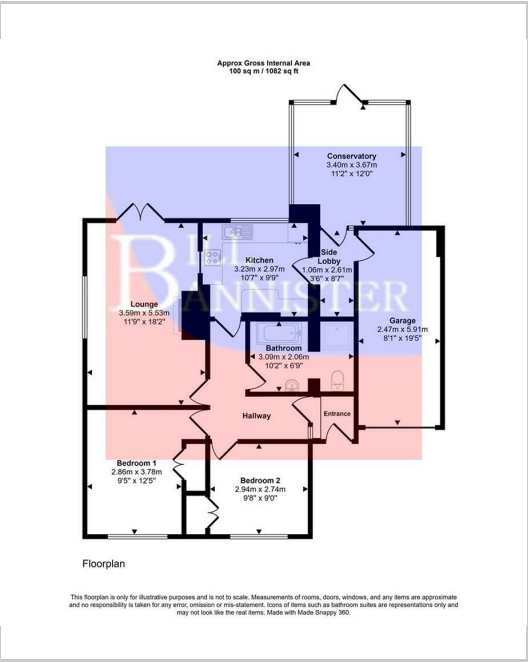
Broadband highest available download speeds - Standard 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

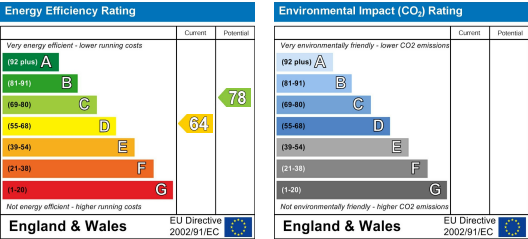
Area Map



Floor Plans



Energy Efficiency Graph



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