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BILL BANNISTER
Sales & Lettings



16 Treforthlan

Paynters Lane End, Redruth, TR16 4RN

£275,000

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Treforthlan is an exceptionally popular area in which to live and this well presented link detached bungalow is offered with no onward chain. Built some years ago by a well respected local contractor, it has much to commend it. Internally there is a lounge, a hallway and two bedrooms. The bathroom is well appointed and the kitchen is fitted with a good range of units to include an oven, hob and hood. There is also a very pleasant sun room/dining room with a dual aspect to the rear elevation. Gas central heating is complemented by double glazing. Externally to the front a driveway provides parking for up to two vehicles and leads to a garage. The gardens are well enclosed with an outside wc and thoughtfully laid out with lawns and borders.

The bungalow is within several hundred yards level walk of Paynters Lane End which offers a convenience store, a public house and bus services. Camborne and Redruth are both approximately four miles distant as is the north coast at Portreath with its sandy beach and access to the South West coastal path.

ENTRANCE HALL

Loft hatch and a ladder leading to a boarded loft space with a gas combination boiler. Laminate flooring.

LOUNGE

11'8" x 11'10" (3.58m x 3.61m)

Two alcoves and a radiator.

KITCHEN

9'10" x 9'8" (3.00m x 2.97m)

Fitted with a one and a half bowl stainless steel sink unit, working surfaces with cupboards and drawers below and space for white goods. Fitted oven, hob and cooker hood. Tiled floor and a radiator.

DINING ROOM/SUN ROOM

5'4" x 8'9" (1.64m x 2.69m)

A dual aspect overlooking the rear garden with a radiator. External door with a cat flap.

BEDROOM 1

11'11" x 11'11" (3.64m x 3.65m)

With a radiator.

BEDROOM 2

10'0" x 9'10" (3.05m x 3.01m)

With a radiator.

BATHROOM

7'6" x 6'6" (2.29m x 1.99m)

Panelled bath with a half tiled surround, a Triton electric shower, curtain and rail. Enclosed wash hand basin, a heated towel rail and a wc. Airing cupboard.

OUTSIDE

The front garden is for the most part laid to lawn and a side driveway provides parking for several cars leading to a GARAGE 2.66m x 5.47m (8'9 x 17'11) with twin opening upvc doors. The rear garden is well enclosed and thoughtfully laid out. There is a sun patio plus various lawned areas and the benefit of a CLOAKROOM 1.52m x 1.68m (5' x 5'6) with a wash hand basin and wc.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue along here all the way through Higher and Lower Broad Lane until you reach Paynters Lane End. At the roundabout take the first left into Trevelyan Road, proceed along having passed the Treforthlan turning on the left the bungalow will then be identified on the left.

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 Mpbs, Superfast 80 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



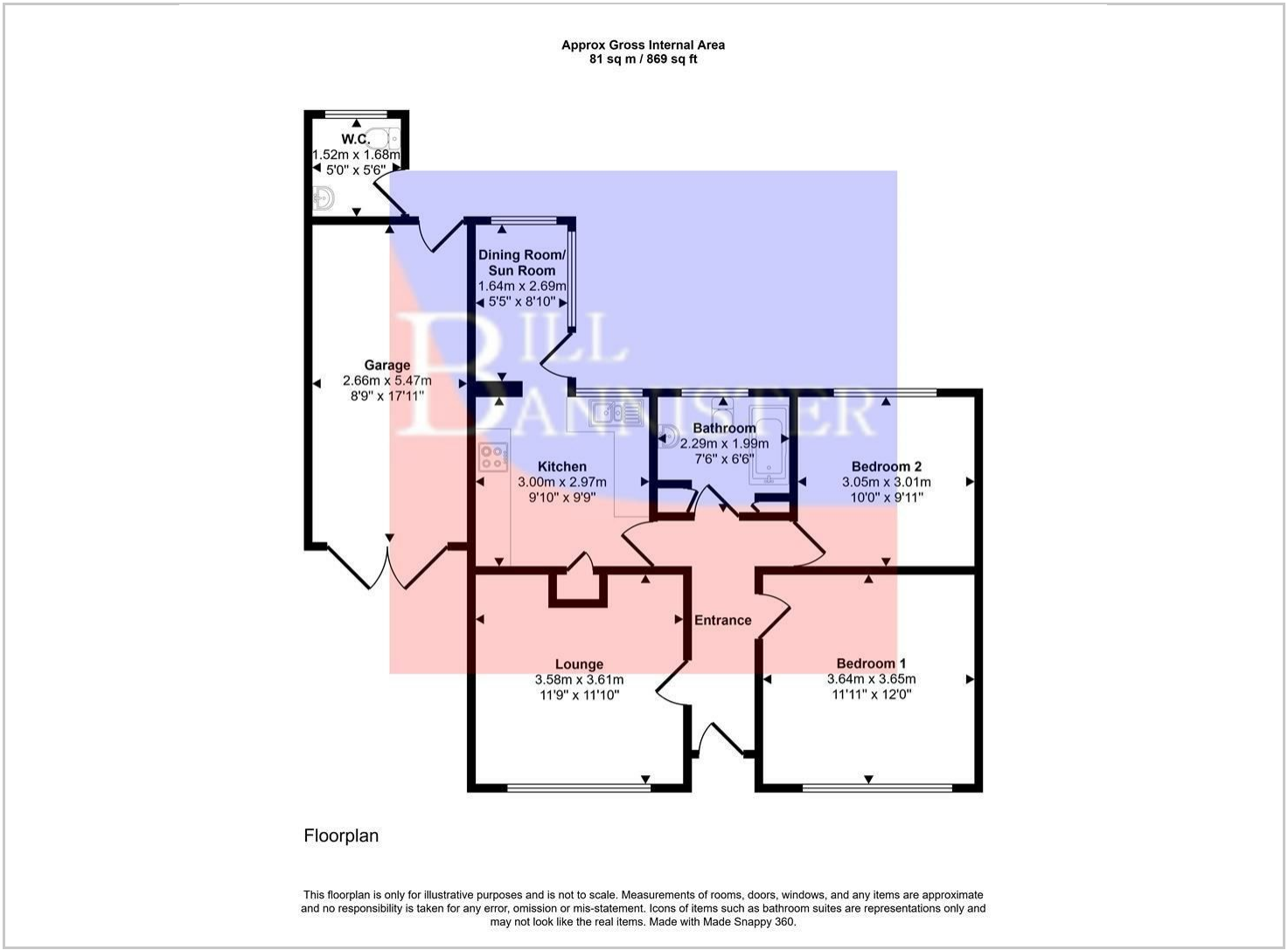
Hybrid Map



Terrain Map



Floor Plan



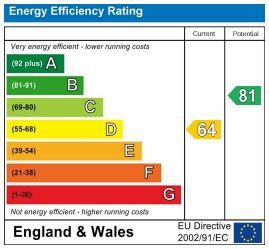
Floorplan

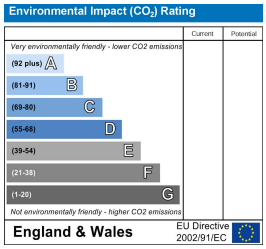
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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