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BILL BANNISTER

Sales & Lettings



2 Trebarva Close

Redruth, TR15 1BG

£240,000



Situated in a quiet cul-de-sac location, this well presented detached bungalow is offered with the benefit of no onward chain. The property has two bedrooms, a lounge with an electric fire, a kitchen/diner and a family shower room. The property is double glazed and this is complemented by electric night storage heating. Externally there is the bonus of driveway parking for three vehicles leading to a single garage and good gardens to both front and rear.



Offered for sale with no onward chain, this modern detached bungalow is situated in a convenient location within a cul-de-sac of similar properties offering a good degree of privacy. Set back from the road and on a generously sized plot, this home benefits from two bedrooms, a good sized lounge with a lovely outlook, a kitchen/diner and a family shower room. The property is double glazed and this is complemented by electric night storage heating. On entry, a hallway links all living areas. The lounge is particularly bright and airy and enjoys a very pleasant outlook over the south facing front garden. There is a kitchen/diner to the rear of the property which in turn enjoys an outlook over the pleasant garden. The bedroom to the front enjoys the views over the garden whilst the second bedroom overlooks the rear garden. There is a well presented modern shower room with a walk-in shower enclosure. Externally, to the front, there is a good sized driveway offering parking for up to three cars and this leads to a single garage with an up and over door, lighting and power. Both front and rear gardens are of a good size. Primarily laid to lawn, they have been well maintained, are tidy with neat borders and defined pathways and would certainly appeal to those with a penchant for developing and growing within their outdoor space. The property is situated in a convenient location, within walking distance to Redruth town centre where there are shops, cafes, a cinema and public houses. Other local amenities are also available, including a Tesco supermarket and schools within walking distance. A main line railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach, with its access to the South West Coastal Path, is within a fifteen minute drive as are Tehidy Country Park and Tehidy Park Golf Club. Furthermore, there are many other local beaches and attractions within easy reach.

Upvc front door with two obscure double glazed decorative panels opens to:

HALLWAY

Dimplex night storage heater.

LOUNGE

16'2" x 10'11" (4.93m x 3.34m)

Upvc double glazed window overlooking the front garden and aspect. Coal effect electric fire set on a tiled hearth with a decorative tiled fireplace surround. Creda night storage heater.

KITCHEN/DINER

12'9" x 9'11" (3.89m x 3.04m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces. Stainless steel single sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Upvc double glazed door with two clear glazed panels leading out to the rear garden. Tiled splash backs, space and plumbing for washing machine plus space for an electric cooker with a tiled splash back. Door opens to a full height storage cupboard housing a hot water cylinder with shelved storage. Loft access hatch.

BEDROOM 1

9'8" x 10'11" (2.96m x 3.35m)

Upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2

9'8" x 8'3" (2.97m x 2.53m)

Upvc double glazed window overlooking the rear garden and aspect. Night storage heater.

SHOWER ROOM

6'3" x 5'2" (1.91m x 1.58m)

Partially tiled with a low level wc and a wash hand basin. Walk-in shower with a glass partition shower screen and a Mira Jump electric shower. Mirrored medicine cabinet and a high level Hyco pull cord electric fan heater. Upvc obscure double glazed window to the rear aspect.

OUTSIDE

To the front a driveway provides parking for up to three vehicles leading to a SINGLE GARAGE 2.64m x 5.42m (8'8 x 17'9) with an up and over door, lighting and power plus a wood framed single glazed window to the side overlooking the rear garden and aspect. A slabbed pathway and step up leads to the front door. There is a raised laid to lawn garden with mature hedging borders. External light. The driveway accesses steps up to the rear garden patio adjacent to the garage door. A slabbed pathway splits two laid to lawn areas leading to a rear patio with a rear access gate leading out to the road at the rear. There is a traditional wall feature to the rear with a hedged border, an external tap and an external light.

DIRECTIONS

From our office in Redruth proceed along Chapel Street and turn right by the traffic lights into Plain an Gwarry. Take the first turning left into Treleigh Terrace and take the fourth turning left into Pond Lane. Follow this road along to the end and Trebarva Close is the last cul-de-sac on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

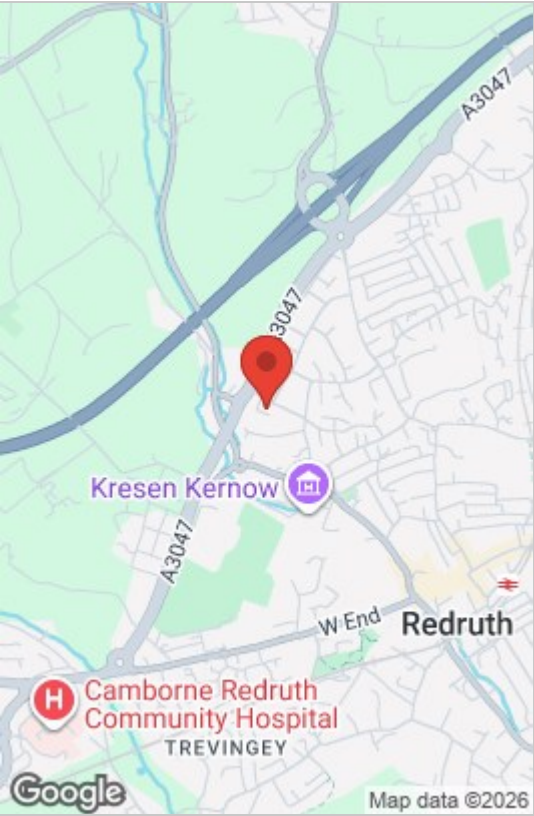
Mains drainage, mains water, mains electricity and electric night storage heating.

Broadband highest available download speeds - Standard 13 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

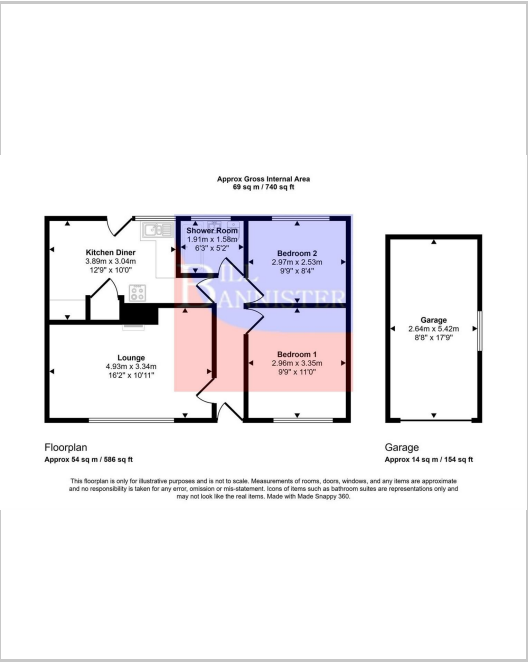
Mobile signal -

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

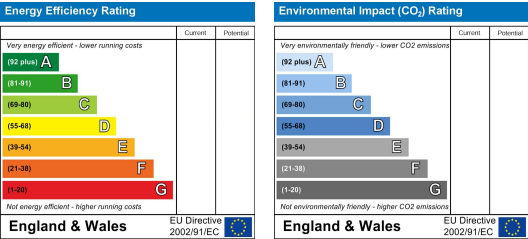
Area Map



Floor Plans



Energy Efficiency Graph



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