

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL
BANNISTER**

Sales & Lettings



Fernglen, 14 Townfield

Pool, Redruth, TR15 3QD

£269,950



Offered for sale with no onward chain, this modern detached bungalow is situated in a popular cul-de-sac location and benefits from two bedrooms, a good sized lounge/diner, a kitchen/breakfast room and a shower room. There is also the bonus of a conservatory to the rear and a front entrance porch. The property is double glazed and this is complemented by gas heating. Externally there is a brick paved driveway leading to a single garage, an open plan front garden and a lovely well enclosed rear garden.



Offered with no onward chain, we bring to market this two bedroom bungalow, tucked away in a quiet cul-de-sac within this popular residential area and enjoying a great deal of privacy to the rear. Internally, a reverse L-shaped hallway connects all the living areas. The kitchen can be accessed via a doorway from the hall whilst there is a spacious double aspect lounge/dining room that links via sliding patio doors to the conservatory that in turns gives access to the rear garden. The fitted kitchen with dining space overlooks the rear garden and is interconnecting between the lounge and the hallway. The kitchen also links to the conservatory. There are two bedrooms, the larger of which is to the rear and overlooks the rear garden and has the added benefit of a large built-in wardrobe. The bedrooms are complemented by a fully tiled family shower room with walk-in shower. Externally, to the front there is a block paved driveway and this leads to a single garage with an up and over door, lighting and power. It should be noted that there is also plumbing and the garage had been used as a utility area by the previous vendors. The front garden is primarily laid to lawn with neat hedging borders. The manageable fully enclosed rear garden enjoys significant privacy and whilst there is a raised patio with a brick built pond, there is certainly encouragement for thoughtful development to maximise the use of the space and the westerly facing aspect. The rear garden can also be accessed via a side gateway from the front of the property. In terms of location, there are nearby bus routes and many amenities close by including major supermarkets within walking distance or alternatively through a short drive. There are also nearby schools, including the local academy which can be reached on foot in under ten minutes whilst the local primary is around a fifteen minute walk and both can be accessed via a short drive. The local leisure centre is within a five minute drive and the local health centre is also close by. Further afield, Camborne and Redruth town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park & Tehidy Park Golf Club achieved in around ten minutes or less by car. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere ten minutes or so by car. Furthermore, other surrounding beaches and local attractions can also be found nearby.

Upvc door with a clear double glazed panel opens to:

ENTRANCE PORCH

Triple aspect with upvc double glazed windows overlooking the front garden and aspect. Power connected and a upvc internal front door with two obscure double glazed panels opens to:

HALLWAY

A reverse L shaped hallway with a radiator and a mains smoke alarm. Loft access hatch and a door opens to a full height storage/airing cupboard with a radiator and shelved storage.

LOUNGE/DINER

10'1" x 22'11" (3.09m x 7.01m)

A dual aspect room with a upvc double glazed window overlooking the front garden and aspect with a radiator below. Inset stone effect gas fire set on a granite hearth. Further radiator and upvc double glazed sliding doors open to a rear conservatory.

KITCHEN/BREAKFAST ROOM

8'2" x 11'6" (2.49m x 3.52m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces with a stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Radiator, space for a gas cooker and space for a tall fridge/freezer. Fully tiled kitchen with a Vectar window fan and a door back to the hallway. Obscure casement glazed doors opens to:

CONSERVATORY

10'9" x 6'4" (3.28m x 1.95m)

Triple aspect room with upvc double glazed windows overlooking the rear garden and aspect. Wall mounted Baxi Brazilia gas fire. Upvc door to the rear garden.

BEDROOM 1

11'1" x 10'0" (3.38m x 3.06m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect. Large built-in wardrobe with hanging space and shelved storage.

BEDROOM 2

8'5" x 8'6" (2.59m x 2.61m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

WET ROOM

6'5" x 5'2" (1.97m x 1.58m)

Fully tiled with a low level wc and a wash hand basin. Walk-in shower enclosure with an AKW electric shower. Enviroment extractor and a wall mounted towel radiator below a high level upvc obscure double glazed window to the front aspect. Mirrored medicine cabinet.

OUTSIDE

To the front a block paved driveway provides parking for one vehicle and leads down to the SINGLE GARAGE 2.76m x 5.48m (9'1 x 18') with an up and over door, lighting and power, plumbing for a washing machine, Worcester boiler, a upvc double glazed window overlooking the rear garden and a upvc door to the rear. The block paved pathway continues to the entrance porch. The front garden is primarily laid to lawn with mature hedging borders and gravel borders to the front of the property. A further block paved pathway gives access to a gate to the rear garden and direct access to a pedestrian footpath. To the rear there is a raised patio with a brick built fish pond and a decorative slabbed pathway leading to the rear of the garage. The rear garden is primarily laid to lawn and well enclosed.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right at the double mini roundabouts at Pool. Turn right at the next mini roundabout into Moorfield Road and take the third turning right into Townfield. The property will be found in the second cul-de-sac on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

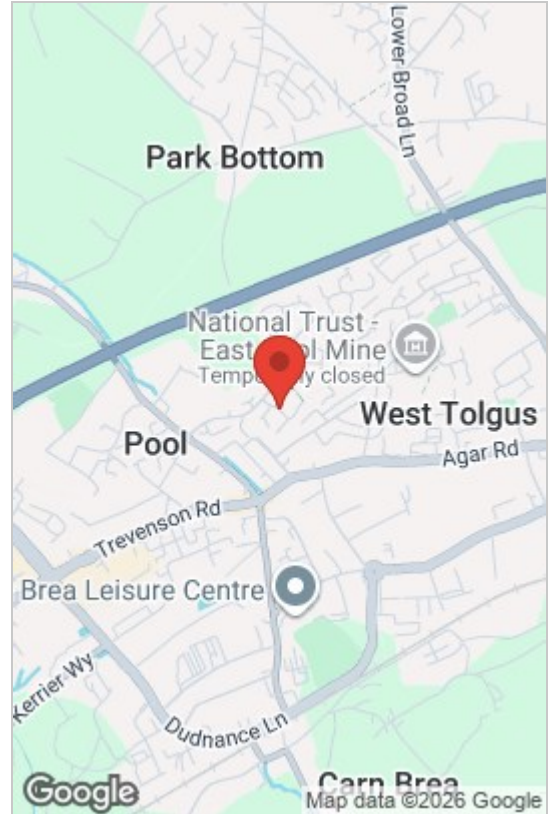
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 24 Mbps (sourced from Ofcom).

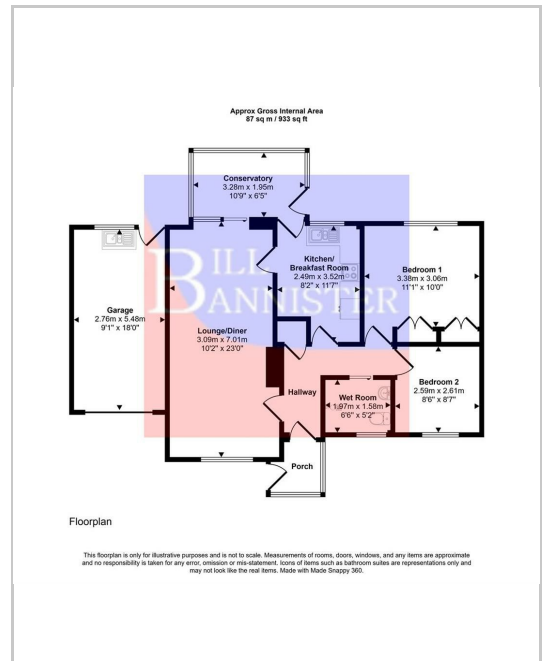
Mobile signal -

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

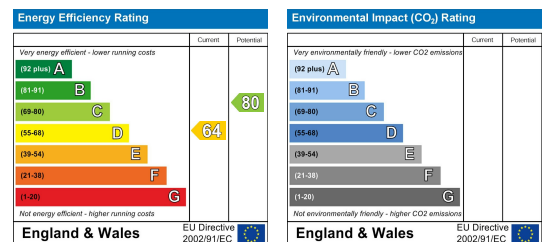
Area Map



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.