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# BILL BANNISTER

Sales & Lettings



## 2 Lower Barncoose

Redruth, TR15 3HD

**£339,950**



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Situated in a very pleasant position being tucked away from the road, this lovely detached bungalow nestles on the valley at Tolskithy and overlooks open countryside. It is well presented by the vendors who now wish to downsize. The accommodation includes a large conservatory with a very open vista, carefully laid out decked grounds, a fitted kitchen with an adjoining dining area, a lounge with a gas coal effect fire in a marble surround and there are three bedrooms together with a family bathroom and a separate shower room. Double glazing has been installed over the years and there is gas heating. Tolskithy Valley provides plenty of walks and will take you down eventually to Portreath. Although tucked away, it gives access to Barncoose Terrace with bus services, access to Redruth town and the A30 is within approximately two miles.

## **ENTRANCE PORCH**

Upvc door with some coloured glass inserts. Small paned door to:

## **HALLWAY**

Loft access, spot lighting, a dado rail and a thermostat.

## **LOUNGE**

**10'7" x 14'9" (3.25m x 4.51m)**

Focal point marble fire surround with an inset gas coal effect fire. Small paned door to hallway, radiator, spot lighting and satellite connection points.

## **KITCHEN/DINER**

**18'11" x 12'0" (5.77m x 3.68m)**

Divided by a peninsular unit and a breakfast bar. One and a half bowl stainless steel sink unit with a good array of working surfaces having splash backs and downlighters. Eye level cupboards and a fitted double oven, hob, cooker hood, dishwasher and fridge. Space for further white goods if required. French doors lead to

the rear patio and there is also a further door in the kitchen area leading to the garage/shower room/conservatory.

## **BEDROOM 1**

**11'5" x 10'5" (3.49m x 3.18m)**

With a radiator.

## **BEDROOM 2**

**8'9" x 13'10" (2.69m x 4.23m)**

With a radiator and spot lights. Laminate flooring.

## **BEDROOM 3**

**10'6" x 8'1" (3.21m x 2.48m)**

With a radiator, laminate flooring and spot lights.

## **BATHROOM**

**7'3" x 8'3" (2.21m x 2.54m)**

Tub bath with a mixer and hand shower. Separate shower cubicle with an electric shower, an enclosed wash hand basin and a low level wc. The walls and floor are fully tiled and there is a glass cabinet with downlighters. Ladder radiator, an extractor and spot lighting.

## **SHOWER ROOM**

**5'6" x 7'5" (1.68m x 2.28m)**

Fully tiled room with a tiled cubicle having a Mira electric shower. Wash hand basin with cupboards beneath and a low level wc. Spot lighting and a heated towel rail.

## **CONSERVATORY**

**9'7" x 12'11" (2.93m x 3.96m)**

Of very generous proportions and having an excellent outlook over the grounds and Tolskithy Valley. Radiator and power point.

## OUTSIDE

To the front there is a very thoughtfully laid out garden with borders, shrubbery and a good degree of planting. A sloping driveway with steps leads down to the GARAGE 2.54m x 4.58m (8'6 x 15') with an up and over door, a rear door, space for white goods and a gas boiler. The rear garden has been thoughtfully laid out and constructed by the vendor making use of decking in two tiers and areas with a raised patio ideal for sitting out in the sun. There is a good use of balustrades and a substantial wooden fence to the rear boundary. There is a garden shed and also a greenhouse. The area around the whole bungalow is fully paved and there is side access to the rear of the property. In our opinion, the gardens here are a very prominent feature of the bungalow.

## DIRECTIONS

From our office in Redruth take the main road towards Camborne down to Blowinghouse roundabout. Go straight ahead and at the traffic lights go sharp right behind the Pine Shop. Lower Barncoose is a small development on the left hand side.

## AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: D.

## SERVICES

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

Broadband highest available download speeds - Standard 12 Mbps, Superfast 79 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor only, Three - Variable indoor and good outdoor, O2 - Variable outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).



## Road Map



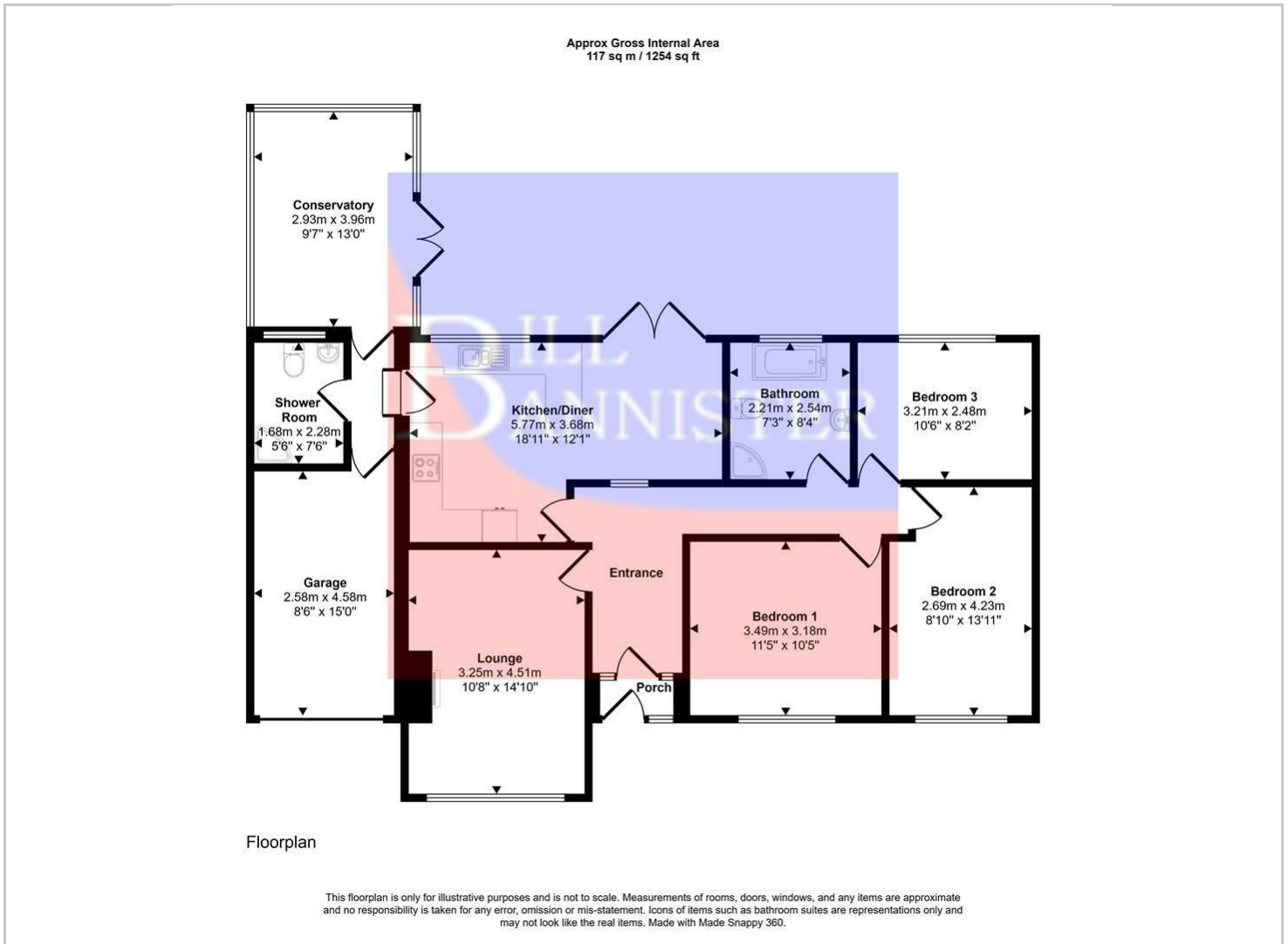
## Hybrid Map



## Terrain Map



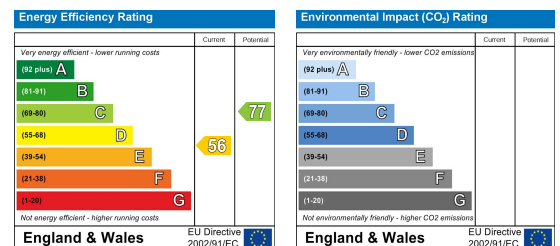
## Floor Plan



## 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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