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# BILL BANNISTER

Sales & Lettings



## Enderley Chariot Road

Illogan Highway, Redruth, TR15 3LE

**£345,000**



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Situated in this ever popular residential location giving virtually level access to facilities, this is a well presented detached bungalow being non estate. It offers three bedroomed accommodation plus a lounge, a kitchen/diner and a bathroom. The property has gas heating together with an open fireplace and it is also double glazed. The property has a very light and airy feel, there is a corner window in the lounge and a good view of Carn Brea monument from the front elevation. For ease of maintenance there is oak flooring in the kitchen together with laminate flooring in the lounge and all three bedrooms. Externally there are well tended enclosed gardens to both front and rear where the owner has spent some time here creating a very pleasant feature. An added bonus is parking for up to six cars and the property is located in a small no through road. In terms of location, the property is ideally placed for schools with the local primary being within a short walk whilst the nearby academy is within a five minute drive. Amenities wise, there is a large convenience store with Post Office facilities next door to the primary school as well as a fish and chip shop. There are nearby bus routes and Redruth town centre is within a five minute drive. Further afield, the coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in around ten minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible.

## **ENTRANCE HALL**

Tiled floor, loft access, a broom cupboard and a radiator.

## **LOUNGE**

**14'4" x 12'8" (4.39m x 3.87m)**

Local stone fireplace, oak flooring, a corner window, a slate sill and a radiator.

## **KITCHEN/DINER**

**13'1" x 8'7" (4.00m x 2.63m)**

One and a half bowl stainless steel sink unit, plenty of working surfaces with cupboards and drawers beneath plus space for white goods. Ideal gas combi boiler and a lovely view. Door to the side.

## **BEDROOM 1**

**12'7" x 12'9" (3.85m x 3.91m)**

Laminate flooring and a radiator.

## **BEDROOM 2**

**11'0" x 9'8" (3.36m x 2.97m)**

Laminate flooring and a radiator.

## **BEDROOM 3**

**6'6" x 9'8" (1.99m x 2.97m)**

Laminate flooring and a radiator.

## **BATHROOM**

**7'10" x 6'7" (2.40m x 2.01m)**

Twin grip panelled bath with a half tiled surround, a pedestal wash hand basin and a low level wc. Tiled floor and a ladder radiator.

## **OUTSIDE**

There is a side tarmac drive and turning area providing parking for up to six vehicles. There is an OUTBUILDING 3.05m x 1.83m (10' x 6'). The front garden is enclosed and mostly laid to lawn with some planting. The rear garden is worthy of note being of a good size together with a gravelled area to the side with a patio.

## DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. After passing the former school turn left and the bungalow is immediately on your right hand side.

## AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

## SERVICES

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

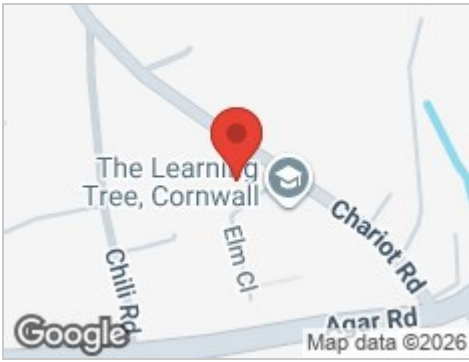
Broadband highest available download speeds - Standard 4 Mbps, Superfast 57 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



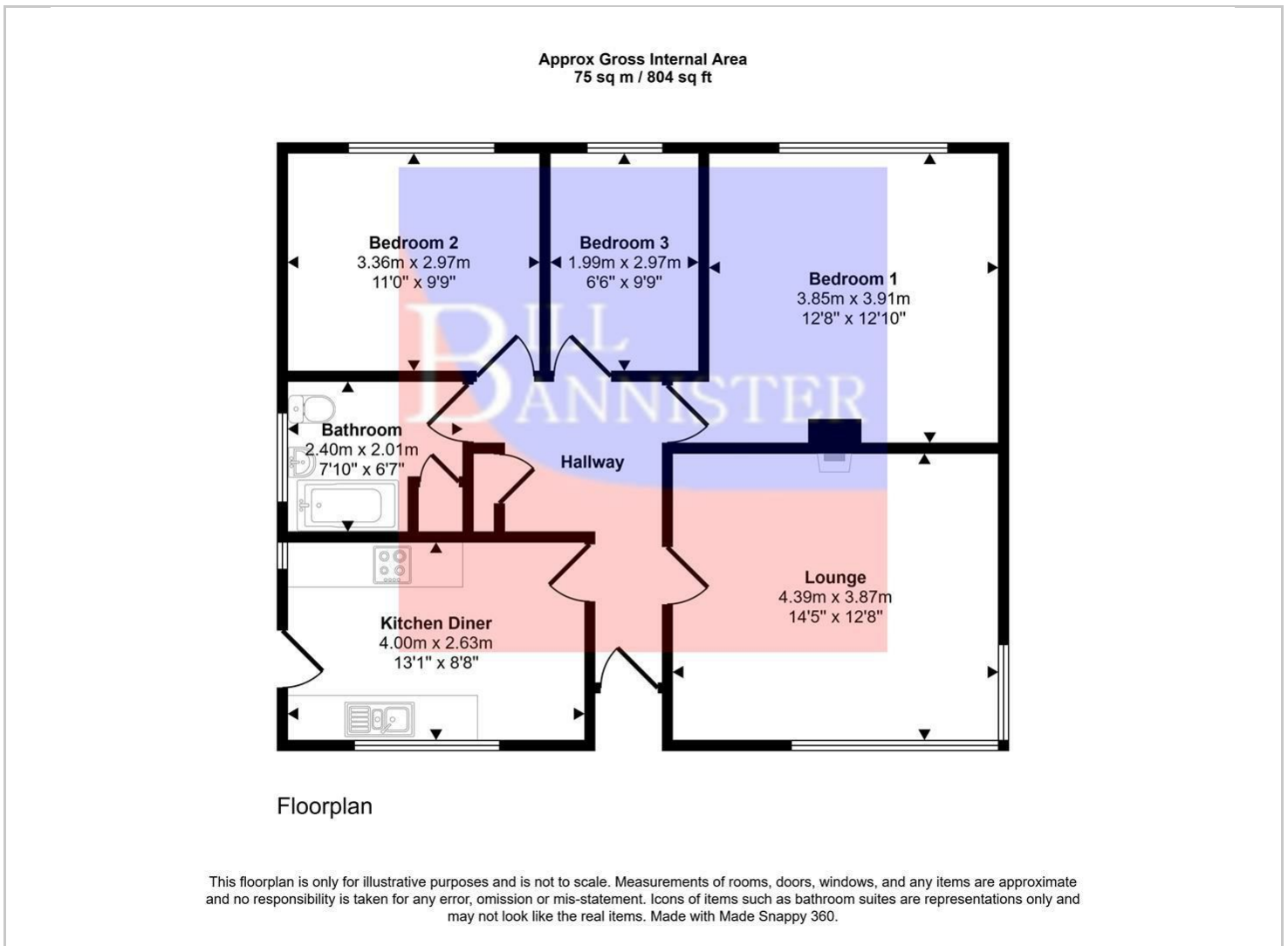
## Hybrid Map



## Terrain Map



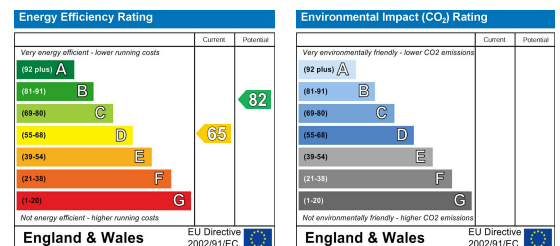
## Floor Plan



## 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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