66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER
Sales & Lettings



Linley, 41 Roseland Gardens

Redruth, TR15 1PY

£259,950

3 | 1 | 1 | C





Linley, 41 Roseland Gardens

Redruth, TR15 1PY

£259,950







Recently the subject of extensive updating and improvement, this bungalow offers a replacement kitchen and bathroom. There is a gas central heating system complemented by double glazing. The kitchen comes from Wickes and has fitted appliances included. The bathroom has a mains shower and the bonus of underfloor heating. A wall has been removed to provide a very generous open plan lounge/diner/kitchen and this has laminate flooring. There are three bedrooms on offer together with an entrance porch leading to the hallway. Externally there is a lawned front garden with a side driveway providing parking facilities and leading to the garage. To the rear there is a well enclosed garden offering plenty of scope for the keen gardener. There is also a very pleasant outside sun room ideal for those summer days and evenings. The property also comes with the benefit of no onward chain. Roseland Gardens is a popular area and is approximately three quarters of a mile from the town centre. Closer by there are shopping facilities at Morrisons and bus services are available. Access is given to the A30 and the north coast is some four and a half miles distant.

ENTRANCE PORCH
8'7" x 3'8" (2.64m x 1.14m)
Tiled floor and a door to:

HALLWAY
Built-in shelved cupboard, a meter cupboard and one housing a Baxi combination gas boiler.

OPEN PLAN LOUNGE/KITCHEN/DINER

LOUNGE AREA
10'2" x 14'2" (3.12m x 4.33m)
Laminate flooring and a radiator.

KITCHEN/DINER
9'4" x 20'4" (2.87m x 6.22m)
The kitchen is laid out in two areas with a substantial peninsular unit with a breakfast bar. Composite sink and mixer tap, plenty of working surfaces with storage facilities and splash backs. A tall unit housing a fridge/freezer, an extractor hob, an oven and a dishwasher. Upvc rear door with a cat flap.

BEDROOM 1
9'2" x 12'11" (2.81m x 3.96m)
With a radiator.

BEDROOM 2
9'3" x 11'0" (2.82m x 3.37m)
With a radiator.

BEDROOM 3
11'3" x 6'3" (3.44m x 1.91m)
With a radiator.

BATHROOM
7'8" x 5'9" (2.35m x 1.77m)
Remodelled having a panelled bath with a tiled surround and mains shower above. Enclosed wash hand basin and wc. Tiled floor with underfloor heating

OUTSIDE
To the front a driveway provides parking and leads to a GARAGE with an up and over door, a rear pedestrian door, power, water and waste connected. There is also an electric charging point to one side. There is an enclosed lawned front garden with a pedestrian gate leading to the rear. The rear garden is well enclosed and laid mainly to lawn with a SUN ROOM 2.72m x 3.35m (8'11 x 11').

DIRECTIONS

Passing Redruth railway station on your right, proceed through East End and turn left opposite Morrisons into Drump Road. At the mini roundabout turn right and then right again into Roseland Gardens. Follow the road around and the property will be found on the left hand side identified by a For Sale board.

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 13 Mpbs, Superfast 70 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

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









Road Map



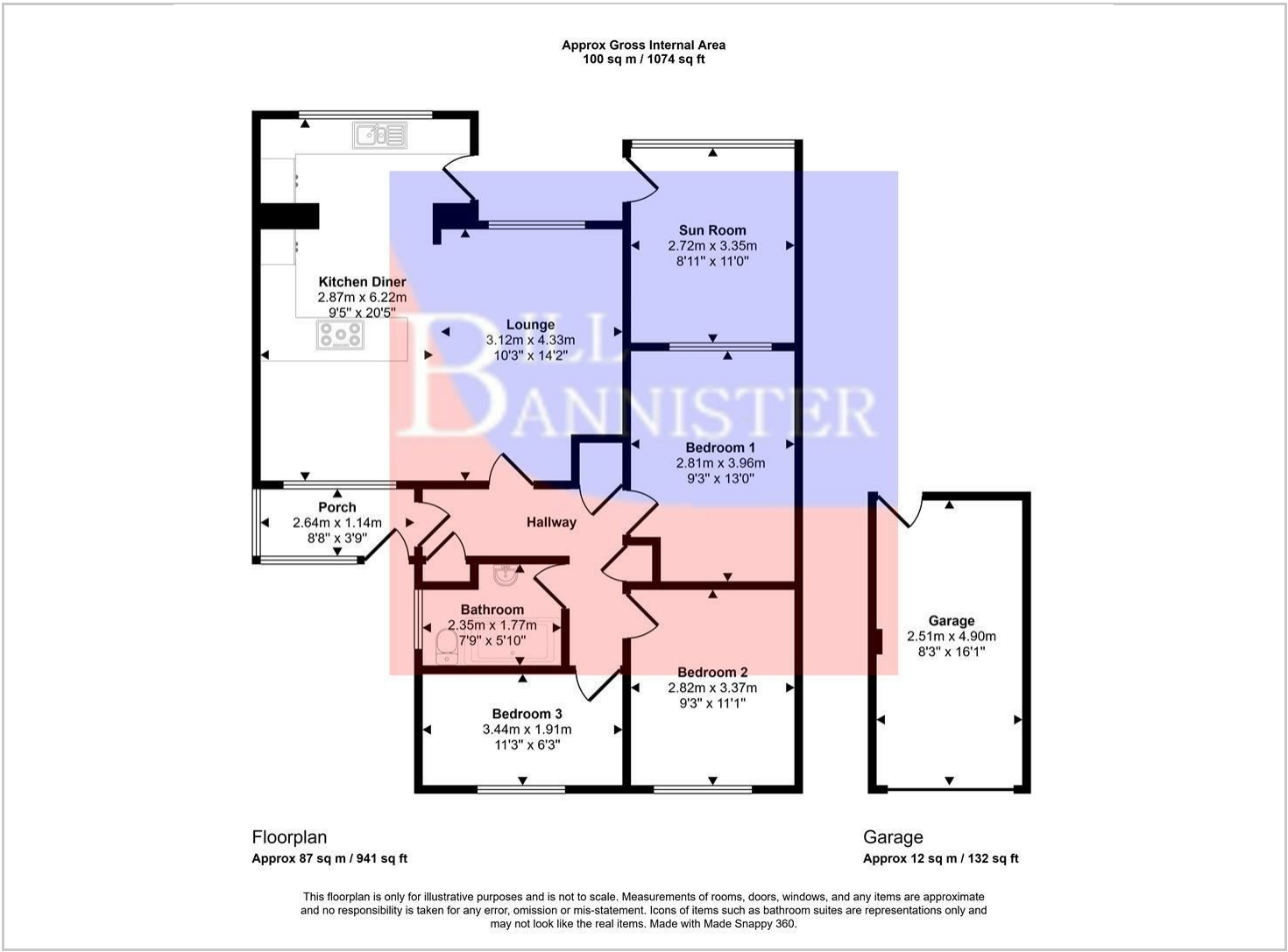
Hybrid Map



Terrain Map



Floor Plan

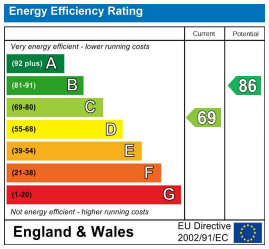


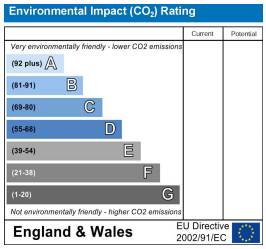
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.