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**Lower Barncoose,
Redruth**

**Offers in the Region of £325,000
Freehold**





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Property Introduction

Enjoying a rural outlook to the front, this detached non-estate bungalow, which is offered for sale with no onward chain, would now benefit from some updating and modernisation.

Benefiting from two double bedrooms, there is a generous dual aspect lounge with feature fireplace, fitted kitchen/diner and in addition to the bathroom there is a second WC. To the rear is a well proportioned conservatory which overlooks the rear garden, the bungalow is double glazed and heating is provided by an oil fired boiler. 'Tolbarn' occupies a good sized plot which is mainly lawned and interspersed with mature shrubs.

There is ample parking to the side for three to four vehicles, a large double garage and subject to the usual consents, there is scope to extend the bungalow. In summary, a property with a great deal of scope, viewing our interactive virtual tour prior to arranging a closer inspection is strongly recommended.

Location

Tucked away from passing traffic in a no through road location, there is a convenience store and hairdressers within a short walk and the major town of Redruth is within one mile. Here there are a range of national and local shopping outlets, a mainline railway station which connects with London Paddington and the north of England and access to the A30 trunk road is within a similar distance.

Major out of town outlets will be found at Pool, the county town of Truro will be found within ten miles and Falmouth, which is Cornwall's university town on the south coast, is within twelve miles. Portreath on the north coast, which is noted for its sandy beach and active harbour, is within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed windows with uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Feature exposed stone wall and slabbed granite flooring. Door with glazed side panel opening to:-

HALLWAY

Radiator, airing cupboard with oil fired boiler. Doors open off to:-

LOUNGE 25' 5" x 11' 9" (7.74m x 3.58m) maximum measurements plus recess

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Focusing on a feature local stone floor to ceiling fireplace with open fire, Radiator and coved ceiling.

KITCHEN/DINER 16' 10" x 9' 6" (5.13m x 2.89m) plus recess

uPVC double glazed window to conservatory. Fitted with a range of eye level and base gloss white units having adjoining roll top edge working surfaces and incorporating a colour coordinated sink unit with mixer tap. Slot-in electric cooker and door leading to conservatory.

CONSERVATORY 13' 6" x 6' 11" (4.11m x 2.11m)

Enjoying a dual aspect with uPVC double glazed windows overlooking the rear garden and with uPVC double glazed French doors opening to the rear garden.

Returning to hallway, doors off to:-

BEDROOM ONE 13' 3" x 10' 11" (4.04m x 3.32m) maximum measurements, irregular shape

uPVC double glazed window to the front enjoying a rural outlook. Built-in two door wardrobe and radiator.

SEPARATE WC

uPVC double glazed window to side. Remodelled with a close coupled WC, pedestal wash hand basin and with extensive ceramic tiling to walls.

BATHROOM

uPVC double glazed window to side. Remodelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin with mixer tap and twin grip panelled bath with mixer shower. Extensive ceramic tiling to walls and radiator.

BEDROOM TWO 11' 6" x 10' 9" (3.50m x 3.27m) plus door recess

uPVC double glazed window to rear. Built-in large wardrobe and radiator.

OUTSIDE FRONT

To the front the bungalow is enclosed by a dwarf wall, pedestrian access leads to either side and the majority of the garden is laid to lawn with mature shrubs.

REAR AND SIDE GARDEN

To the rear there is an extensive paved area with a raised garden featuring an aluminium framed greenhouse together with a range of mature shrubs. The rear garden offers a high level of privacy and gives access to the side where there is an extension to the rear paved area and access to a further lawned garden with mature hedging.

GARAGE 21' 2" x 20' 0" (6.45m x 6.09m) L-shaped, maximum measurements

Two up and over doors to the front and a rear courtesy door. Power and light connected. Door to:-

UTILITY 6' 7" x 5' 10" (2.01m x 1.78m)

uPVC double glazed window to the side. 'Belfast' style sink with hot and cold supply and space and plumbing for an automatic washing machine.

PARKING

To the front of the garage there is an enclosed parking area suitable for three to four vehicles.

SERVICES

The property benefits from mains water, mains drainage and mains electricity.

AGENT'S NOTE

Please be advised the property is band 'D' for Council Tax purposes.

DIRECTIONS

From Redruth Railway Station proceed down the hill bearing slight right at the first set of traffic lights. At the next set of traffic lights turn right and at the traffic lights at the bottom of the town turn left into West End. Continue through West End and at a mini-roundabout carry on straight across and at the next major roundabout take the first exit heading towards Barncoose, at a set of traffic lights turn sharp right into Lower Barncoose and the road then bears around to the left where the property will be identified at the end of the cul-de-sac. If using What3words:- shoppers.narrates.dumps

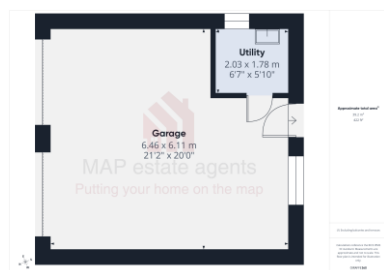
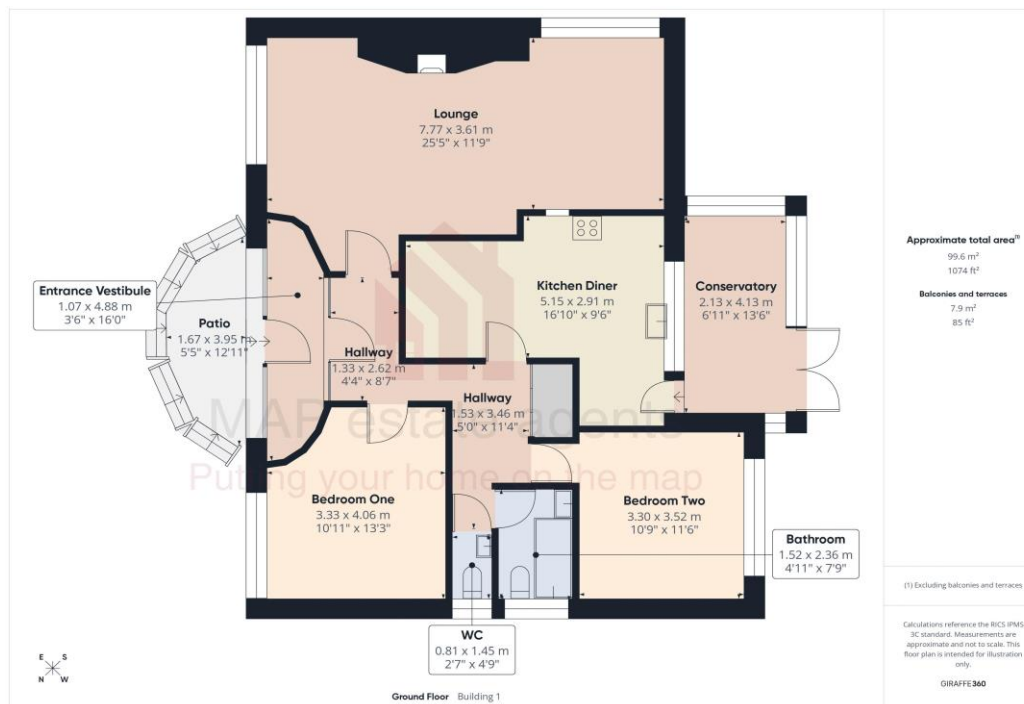


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached individually sited bungalow
- Chain free sale
- Two bedrooms
- Lounge with rural outlook
- Fitted kitchen
- Conservatory to rear
- Generous plot with mature gardens
- Ample parking and double garage
- No through road location
- Viewing recommended



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