

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL  
BANNISTER**

Sales & Lettings



## 2 Trevingey Close

Redruth, TR15 3BX

**£275,000**



# 2 Trevingey Close

Redruth, TR15 3BX

**£275,000**



Situated within a quiet cul-de-sac in a popular residential location of Redruth, coming to market with no onward chain is this detached bright and airy two bedroomed bungalow with an integral single garage sited on a generous plot. Furthermore, the property has a delightful open rear garden with wonderful south westerly views towards Carn Brea. Constructed in the 1960's, the property is sited in a quiet cul-de-sac, on entry, the hallway gives access to all of the living areas. The lounge/living room is sited at the front of the property. The kitchen/diner is to the rear and includes a number of built-in storage cupboards and the kitchen/diner also gives integral access to the single garage and in turn gives access to the rear garden. The first of the two bedrooms is to the front of the property with the second to the rear. Both bedrooms are complemented by a family bathroom with an electric shower over the bath. Externally, to the front, double gates from the pedestrian pavement open out onto a descending gravelled driveway which leads to the generous single integrated garage with an up and over door, lighting and power. The descending front lawn meets a pathway that leads to the front door and wraps both ways around the property to access the rear. The garden at the back of the property is open and airy with a large descending lawn. Very much a suntrap, there are delightful south westerly views up towards Carn Brea. In terms of location, Carn Brea is within walking distance and furthermore, it is less than a twenty minute walk or short drive into Redruth town centre which has shops, cafes, a cinema and public houses. A main line railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach on the north coast, with its access to the famous South West Coastal Path, is within fifteen minutes drive as well as many other local beaches and attractions, including Tehidy Country Park and Tehidy Park Golf Club, being nearby.

Upvc front door with two decorative obscure double glazed panels and two decorative obscure double glazed side panels opens to:

## HALLWAY

## LOUNGE

**12'5" x 9'9" (3.80m x 2.99m)**

Creda night storage heater and a upvc double glazed window overlooking the front garden and aspect. Electric fire set on a tiled hearth with a tiled fireplace surround.

## KITCHEN/DINER

**8'8" x 9'10" (2.66m x 3.00m)**

Built-in storage cupboard housing a hot water cylinder with a storage cupboard above. Further storage cupboards with space for free standing appliances and undercounter appliances plus plumbing for a washing machine. Sliding door storage cupboards with a drawer above. Stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect with far reaching views to Carn Brea Monument. Creda night storage heater and a loft access hatch. Door to the integral garage.

## BEDROOM 1

**10'9" x 9'8" (3.30m x 2.96m)**

Upvc double glazed window overlooking the front garden and aspect. Night storage heater.

## BEDROOM 2

**9'10" x 9'10" (3.01m x 3.00m)**

Upvc double glazed window overlooking the rear garden and aspect with far reaching views to the south west and Carn Brea.

Tel: 01209 210333

## BATHROOM

5'6" x 7'2" (1.68m x 2.19m)

Low level wc and a wash hand basin with a tiled splash back and a mirrored medicine cabinet above. Bath with a tiled splash back and a Mira Sport thermostatic electric shower over. High level Dimplex wall mounted pull-cord heater. Upvc decorative obscure double glazed window to the rear aspect.

## OUTSIDE

A door from the kitchen leads to an INTEGRAL GARAGE 2.99m x 5.12m (9'10 x 16'10) with an up and over door, lighting, power and a upvc door with a half double glazed panel leading to the rear garden. To the front gates open to a descending gravel driveway leading to the garage. There is a descending laid to lawn front garden leading down to a pathway connecting to the front door and wraps around the property. The front garden has a front walled block border with an open wired side border, hedging and a rockery. There is a mature hedged border to the other side with a side rockery and a gravelled border. To the rear there is split level pathway and a further pathway leads to a gravelled area. There is a large split level descending lawn with a fenced and block border to the side and open wired borders to the rear and the remaining side.

## DIRECTIONS

From our office in Redruth proceed up West End and turn left by the car park into Coach Lane. At the top of Coach Lane bear right into Trevingey Road, proceed along and take the turning right into Trevingey Close where number 2 will be found on the left hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

## SERVICES

Mains drainage, mains water, mains electricity and electric night storage heating.

Broadband highest available download speeds - Standard 16 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



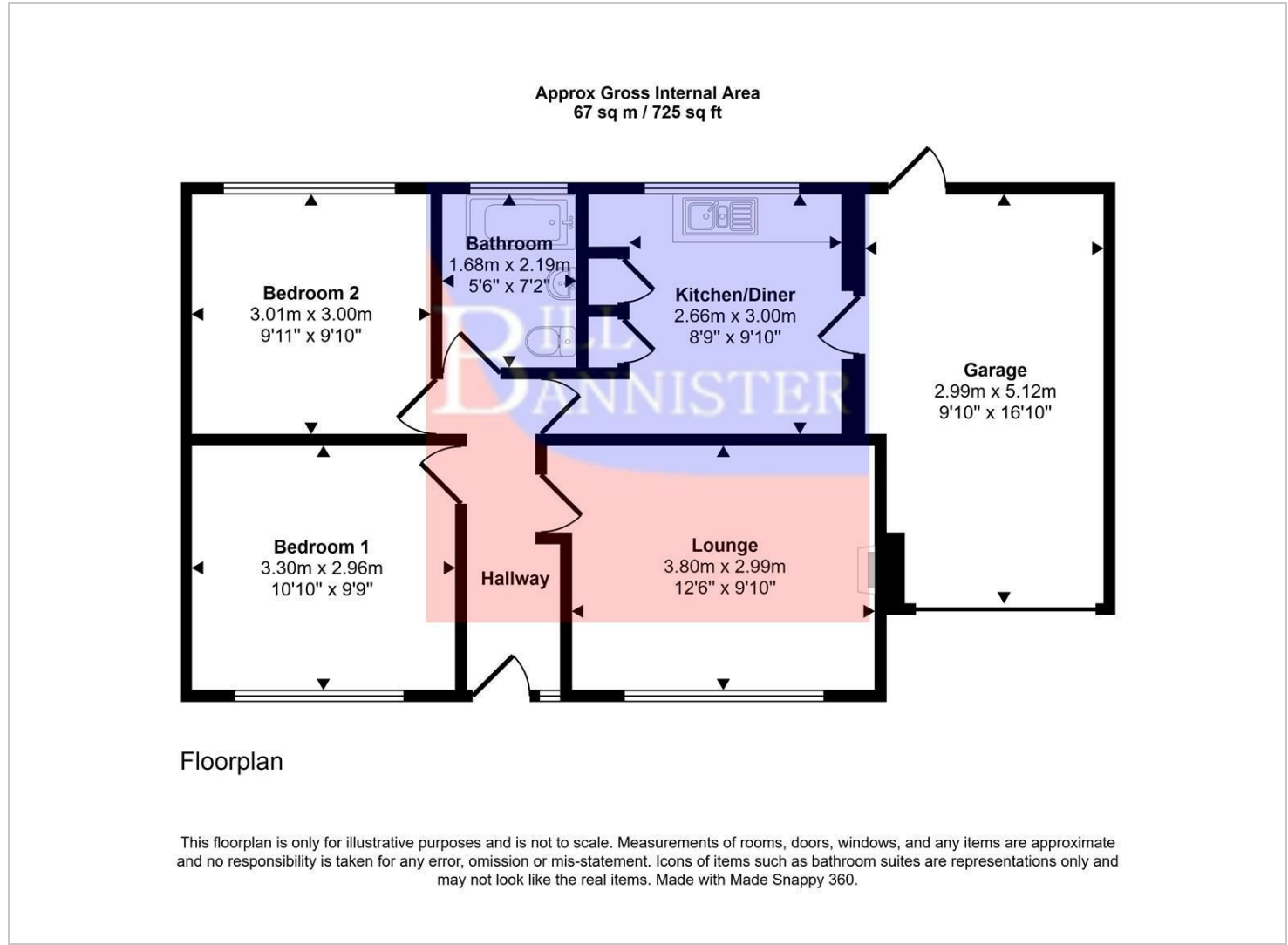
Hybrid Map



Terrain Map



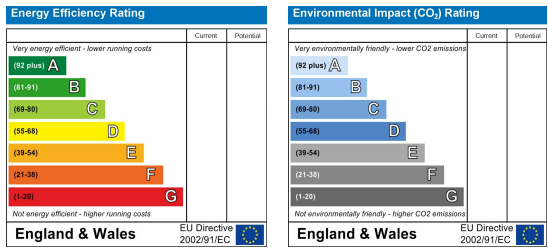
Floor Plan



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



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.