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BILL BANNISTER

Sales & Lettings



17 Trevarren Avenue Four Lanes, Redruth, TR16 6NH

£249,950



Offered for sale with no onward chain, this detached bungalow sits in a generous plot with the bonus of a detached garage, a car port and driveway parking for up to three vehicles. The property would now benefit from some updating and offers family accommodation having three bedrooms, a lounge, dining room, kitchen, sun room and a family bathroom. It is double glazed and this is complemented by oil heating. Externally the mature gardens are well stocked with bushes, plants and shrubs plus there are two useful garden sheds.



Set on a generous, mature plot, we bring to market this three bedroom detached bungalow which offers an exciting opportunity and potential for which a new owner could certainly put their own stamp on. Sitting back from the road within a cul-de-sac location, the property offers a good degree of privacy and is surrounded by well established borders of plants and shrubbery. Internally, the accommodation is well proportioned and arranged across a single level. A central T-shaped hallway leads to the three bedrooms, one of which has a large built-in wardrobe running the length of the room. The bedrooms are complemented by a good sized family bathroom which has the added benefit of a separate single shower cubicle with a thermostatic shower. A spacious interconnecting lounge, kitchen and dining room create a flowing layout that would make both an ideal family space as well as a good area in which to socialise, boosted by a sun room leading from the kitchen area. The dining room and sun room overlook the south west facing garden, ensuring plenty of natural light and sunshine on good weather days. The sun room also gives direct access via patio doors to the rear garden. Heating is via an oil fired boiler complemented by double glazing throughout. Externally, a gravelled driveway with parking for three vehicles leads down to a car port. There is a standalone single garage between a laid to lawn front garden and an area of mature bushes and shrubbery. To the rear, the fully enclosed south west facing garden provides great privacy, bordered by established hedging and shrubbery and offering significant scope for landscaping or further development and would certainly appeal to those who take pride in their garden. There is also an opportunity to re-instate a fully wraparound pathway. In terms of location, the popular village of Four Lanes has a convenience store with a Post Office which is within a short walk of the property as are the local primary school and two public houses. Furthermore, the village is located within a three mile drive of Redruth Town Centre whilst Camborne Town Centre is also within four miles. Bus services also give access to Redruth, Camborne, Helston and Falmouth. Further afield, Portreath beach is within twenty minutes by car, as are Tehidy Country Park and Tehidy Golf Club. The delightful Gwithian Beach is around twenty five minutes away.

Double upvc front door with a master door and clear double glazed panels opens to:

ENTRANCE PORCH

Step up to a upvc obscure double glazed internal front door with half glazed obscure double glazed side panel to:

T SHAPED HALLWAY

BEDROOM 1

9'8" x 9'6" (2.96m x 2.90m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Full length built-in wardrobe with sliding doors, hanging space and shelved space.

BEDROOM 2

6'3" x 11'8" (1.93m x 3.57m)

Upvc double glazed window overlooking the front garden and aspect with a radiator below.

BEDROOM 3

7'9" x 8'2" (2.38m x 2.49m)

Radiator below a upvc double glazed window overlooking the side aspect.

FAMILY BATHROOM

7'3" x 8'6" (2.21m x 2.60m)

Partially tiled with a low level wc and a wash hand basin with a tiled splash back, glass shelf and mirror above. Bath with a handheld shower mixer tap. Shower cubicle being fully aqua boarded with a thermostatic shower, a hinged glass door and seat. Mirrored medicine cabinet and a full height storage cupboard with louvre doors housing a Worcester oil fired boiler and slatted shelving. Wall mounted pull cord high level electric heater, wall mounted towel radiator and two upvc obscure double glazed windows to the side aspect.

LOUNGE

10'6" x 15'5" (3.22m x 4.70m)

Two radiators and a high level double glazed window overlooking the side aspect. Log burner set on a slate hearth in a brick fireplace with a wooden top shelf. Inter-connecting sliding door to the kitchen and a sliding casement glazed door opening to:

DINING ROOM

8'1" x 13'5" (2.48m x 4.10m)

Double aspect room with a upvc double glazed window overlooking the rear garden and aspect plus a upvc double glazed window looking into the rear sun room. Radiator.

KITCHEN

7'8" x 15'2" (2.35m x 4.64m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space for an electric cooker with a Zanussi cooker hood over. Wood panelled ceiling with spot lighting. Space and plumbing for a washing machine and space for a fridge/freezer. Ceramic single sink and drainer with storage below. Upvc double glazed window overlooking the side aspect and a upvc double glazed window looking into the sun room. Upvc obscure double glazed panel door opening to:

SUN ROOM

8'3" x 6'1" (2.52m x 1.87m)

Double aspect with a upvc double glazed window overlooking the rear garden and aspect. French doors with a master door opening out onto the rear patio.

OUTSIDE

To the front of the property a gravelled driveway provides parking for three vehicles and leads to a car port. There is a laid to lawn front garden with borders of mature bushes, hedging and shrubbery being raised to two sides. There is a STANDALONE SINGLE GARAGE 3.04m x 4.53m (10' x 14'10) with an up and over door and a upvc double glazed pedestrian door. Raised borders of mature bushes, plants and shrubbery. Access to the rear garden from the sun room leads out to a rear patio/pathway with two separate sheds on raised bases. A patio borders a laid to lawn area with a central planting feature and raised borders of mature bushes, plants and shrubbery. There is an outside light, an outside tap and a wooden bin store with a raised concrete border running the full side of the property. There is also a coal bunker.

DIRECTIONS

From our office in Redruth take the main road towards Helston into the village of Four Lanes. Proceed past the Victoria Inn on the left hand side and take the next turning right into Trevarren Avenue. Continue straight on up to the top of the cul-de-sac and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 2 Mbps, Superfast 80 Mbps (sourced from Ofcom).

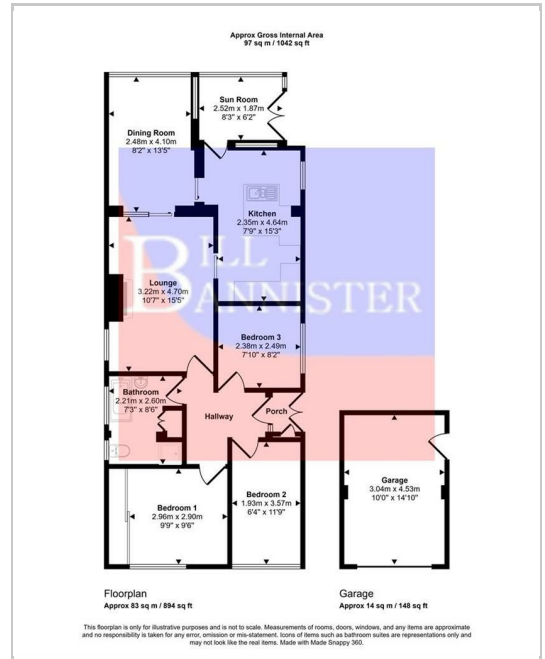
Mobile signal -

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

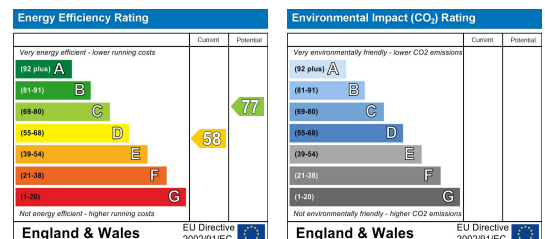
Area Map



Floor Plans



Energy Efficiency Graph



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