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Sales & Lettings



## Valley View New Road

Higher Brea, Camborne, TR14 9DD

**Guide Price £220,000**



Offered for sale with no onward chain, this modern detached bungalow is situated in a popular location and benefits from two bedrooms, a lounge/diner, fitted kitchen and a larger than average bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is driveway parking for up to two vehicles plus an enclosed rear garden.



We are pleased to market this detached bungalow in a well sought after village location. The property is offered with no onward chain and benefits from gas central heating and double glazing throughout. It has two bedrooms, a well appointed kitchen, a lounge/diner and a larger than average size bathroom. The property has a low maintenance exterior and views to the rear of surrounding countryside and has parking to the front.

Half glazed upvc door to:

**HALLWAY**

Loft access, a radiator, two built-in storage cupboards with shelving and doors leading to:

**KITCHEN**

8'9" x 12'10" (2.68m x 3.93m)  
Fitted with a range of eye level and base units with roll edge work surfaces and tiled splash backs. Integrated single oven with a gas hob and extractor. Space and plumbing for white goods, single stainless steel sink and drainer, wall mounted combi boiler and a radiator. Window overlooking the front elevation.

**LOUNGE/DINER**

22'11" x 14'6" (7.00m x 4.43m)  
The lounge area has a radiator and a window overlooking the rear of the property. The dining area has two radiators and sliding patio doors leading to a decked area.

**BATHROOM**

9'7" x 12'0" (2.94m x 3.67m)  
This is a larger than average bathroom with a free standing bath, wc with a part tiled surround and a pedestal wash hand basin. Extractor fan, radiator and an obscure glazed window to the side elevation.

**BEDROOM 1**

9'8" x 12'9" (2.97m x 3.90m)  
Radiator and a window to the front elevation.

**BEDROOM 2**

7'9" x 9'3" (2.38m x 2.83m)  
Radiator and a high level window to the side elevation.

**OUTSIDE**

To the front a driveway provides parking for up to two vehicles and a sloping walkway with steps and hand rails lead to the front door. There is an outside tap with a decking pathway leading to the side and rear of the property which is fully decked. There is a low level wall with ornate screening giving a degree of privacy and furthermore there are views to the surrounding countryside.

**DIRECTIONS**

Passing the front of Tesco Extra at Pool proceed to the junction, turn right and then take the first left at the traffic lights and over the railway bridge. Take the first turning right sign posted Brea and follow this road into Higher Brea. Take the first turning left into New Road passing a terrace of cottages on the left and the property will be found at the bottom of the road facing you.

**AGENTS NOTE**

TENURE: Freehold.  
COUNCIL TAX BAND: C.

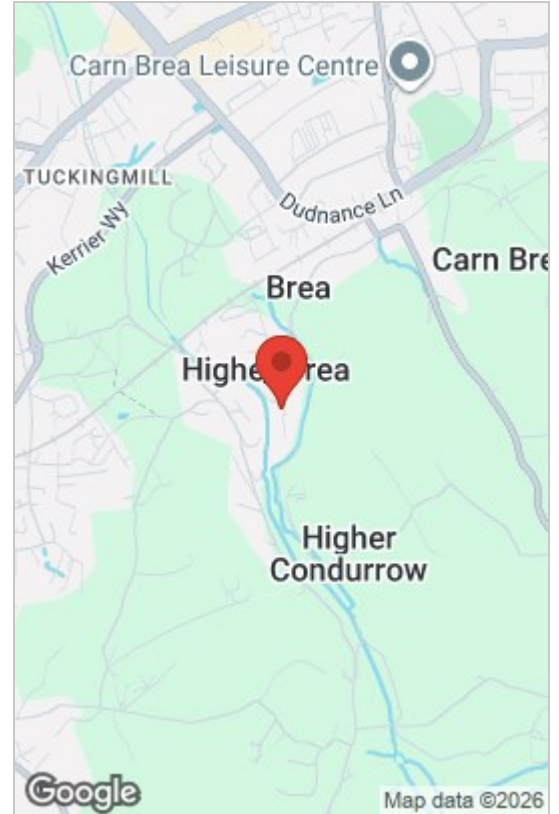
**SERVICES**

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

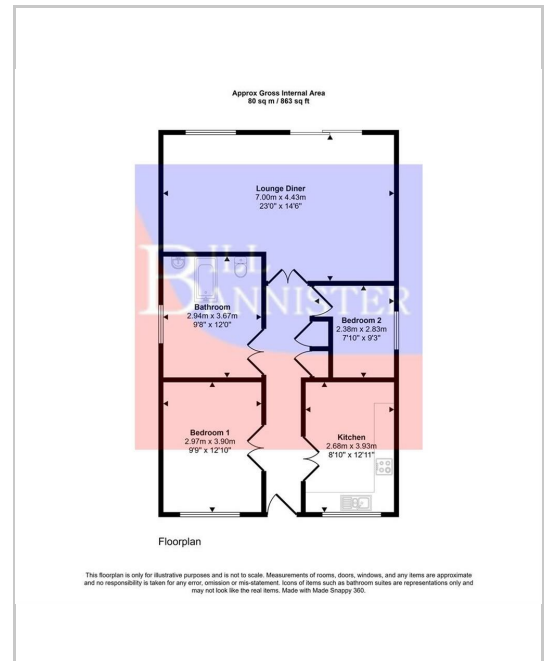
Broadband highest available download speeds - Standard 38 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 None, Vodafone Limited (sourced from Ofcom).

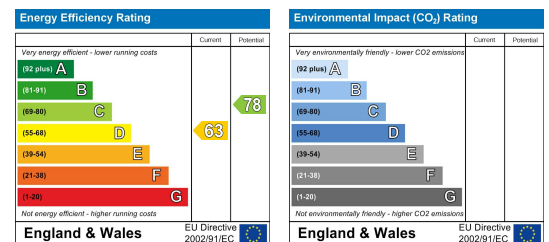
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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