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BILL BANNISTER
Sales & Lettings

4 Valley Gardens

Voguebeloth, Redruth, TR16 4EE

£219,950

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Offered for sale with no onward chain, we are pleased to bring to market this two bedroomed property occupying an elevated position within a quiet cul de sac and which would make an ideal starter home or as an investment opportunity. In addition, this corner plot wraps around the side and rear and there is off road parking to the front. As you might expect with an elevated property, there are steps up to the front door which opens into an entrance hallway with a staircase leading to the first floor. A door opens into the good sized lounge/living room with the front window enjoying far reaching views. The kitchen/diner is located to the rear and has a reverse L-shaped layout with enough space for all of the essential appliances and from where access can be gained to the rear garden. To the first floor there is a landing connecting the bedrooms and bathroom. The first bedroom is located at the front and enjoys enhanced views from those in the lounge. There is also a built-in open access storage area. The second bedroom is to the rear. Both bedrooms are complemented by a family bathroom which includes an electric shower over the bath. Externally, to the front, a hardstanding driveway has space to park two vehicles. There is a manageable laid to lawn garden which runs up to the house with the aforementioned steps up to the front door. The driveway has access to the rear garden and the rear garden itself can also be accessed from the kitchen. There is a side patio leading around to a rear patio. There is an elevated laid to lawn garden, split by a slabbed pathway with steps down, a mature corner border of firs and shrubbery with the addition of fencing. In terms of location, the property is ideally situated to access Portreath where you will find the popular beach, ideal for surfing, bodyboarding and rock pooling. There are also two pubs along with cafes and local retail businesses. Furthermore, access is gained here to the famous South West Coastal Path. Amenities wise, the centre of Redruth is accessible within a ten minute drive where you will find a variety of both independent and chain retailers, a cinema, public houses and a good mixture of cafes. Redruth also has a mainline railway station that gives access to London Paddington as well as other local destinations. Bus services are also on offer. The A30 link road is within two miles.

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

ENTRANCE HALLWAY

With lights and stairs to the first floor.

LOUNGE

10'10" x 14'4" (3.32m x 4.37m)

Upvc double glazed window overlooking the front garden and aspect with far reaching views over open countryside towards Redruth. Slate fireplace, a Sunhouse night storage heater and a casement obscure glazed door opens to:

KITCHEN/DINER

14'1" x 7'3" (4.31m x 2.22m)

A large understairs storage cupboard. A reverse L shape format consisting of a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces with tiled splash backs. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Space and plumbing for a washing machine, space for a tall fridge/freezer and space for an electric cooker. Airvent extractor fan and a upvc half panel obscure double glazed door to the side patio opening to the rear garden.

FIRST FLOOR

LANDING

Loft access hatch and a upvc obscure double glazed window to the side aspect. Door opens to a full height storage cupboard housing the hot water cylinder with slatted shelved storage.

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BEDROOM 1
10'10" x 10'0" (3.32m x 3.06m)
Upvc double glazed window overlooking the front garden and aspect with far reaching views over open countryside towards Redruth. Sunhouse night storage heater and a built-in open shelved storage area.

BEDROOM 2
7'7" x 12'0" (2.33m x 3.66m)
Upvc double glazed window overlooking the rear garden and aspect with an electric heater.

FAMILY BATHROOM
6'0" x 5'11" (1.84m x 1.81m)
Low level wc and a wash hand basin with a tiled splash back and shaver point above. Bath with a Triton Ivory electric shower over and a tiled splash back. High level wall mounted pull cord Glen electric heater. Wall mounted mirrored medicine cabinet. Upvc obscure double glazed window to the side aspect.

OUTSIDE
To the front a hard standing provides parking for two vehicles. There is a laid to lawn area with a mature shrubbery border and steps up to a raised front door. Gated access leads to a side patio which opens out to the rear garden. The rear garden is accessed from the kitchen door and opens to the side and rear patio. There is a raised laid to lawn garden which is split by a slabbed pathway and accessed via steps in one corner. There is a corner border of mature fir trees and shrubbery, an external tap and a gated access to the front. There is also an extra parking space for one vehicle at the rear.

DIRECTIONS
From our office in Redruth proceed along Chapel Street, down to the roundabout by Tesco and under the bridge towards Portreath. Take the next turning left onto the Old Portreath Road towards Sparnon Gate and at the junction turn left. Continue towards Illogan and as you proceed up the hill turn left into Valley Gardens, bear round to the right and the property will be found on the right.

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 4 Mpbs, Superfast 80 Mpbs (sourced from Ofcom).

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

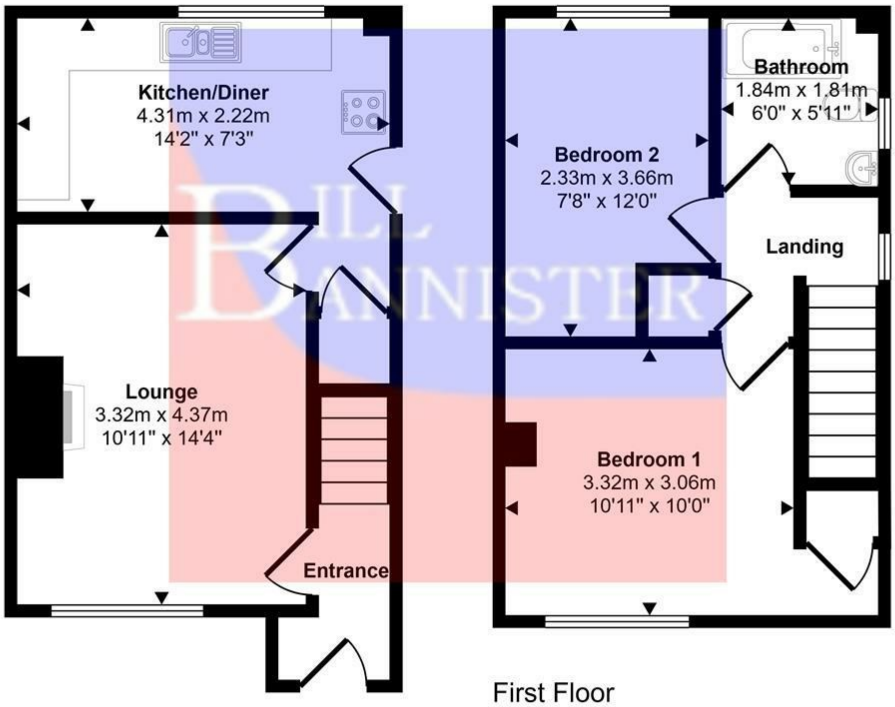
Road Map

Hybrid Map

Terrain Map

Floor Plan

Approx Gross Internal Area
59 sq m / 640 sq ft



First Floor
Approx 29 sq m / 316 sq ft

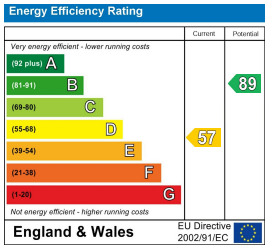
Ground Floor
Approx 30 sq m / 324 sq ft

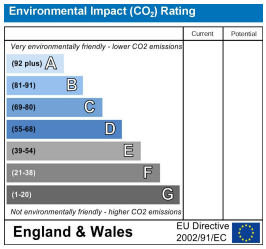
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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





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