

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



40 Bosmeor Park

Illogan, Redruth, TR15 3JN

£264,950



Situated in a popular residential location, this modern end terraced house is offered with the benefit of no onward chain. The recently renovated family sized accommodation has three bedrooms with a family bathroom and a separate wc. To the ground floor there is a good sized lounge/diner and a newly fitted kitchen with appliances. The property is double glazed and this is complemented by gas central heating. Externally there are gardens to both front and rear with a bonus of a garage in a block.



Offered with no onward chain, we are very pleased to bring to market this conveniently located and modern end of terrace family home, set back from the road and offering good sized family living accommodation. Located within a quiet cul-de-sac, in a popular area on the outskirts of Redruth, it has been recently renovated to a very high standard by the current vendor and there is much to be lauded as the property has been newly decorated with new carpets throughout, a new fitted kitchen, new bathroom and new internal doors. Ready to move into, this house represents an excellent opportunity for a family to consider, possibly as an upgrade on their current space or because of the ideal location and the vicinity to local schools. On entry, from the under canopy front door, you will find yourself in a generously sized S-shaped hallway with stairs leading to the first floor. The lounge/diner is dual aspect and the property benefits from a brand new fitted Howden's kitchen in a neutral gloss finish with built in handles. There is an integrated electric hob with integrated oven and grill below and an extractor hood over. Stairs with a quarter landing part way up lead to the bright and airy landing, courtesy of a window overlooking the front aspect. There are three good sized bedrooms with two towards the rear, overlooking the garden and with far reaching views in a north easterly direction. The second bedroom also benefits from a built-in wardrobe with storage shelves to the side and above whilst the third bedroom is to the front of the property. All three bedrooms are complemented by a newly fitted bathroom with a wash hand basin and a bath with new electric shower over and with aqua board splashbacks. There is a separate and adjacent WC. Externally, the property has also been recently decorated. There are front and rear gardens, both primarily laid to lawn. The front garden has covered outside storage for waste and recycling. The rear garden is of a very good size, ideally suited to those with young children or pets and offers space to add outbuildings such as a shed, greenhouse or both. Furthermore, the rear of the property may present an opportunity to extend, subject to the appropriate permissions, whilst the front could be re-purposed into a driveway, again subject to the appropriate consent. There is also a single garage, with a brand new up and over door, located very close by in a block. In terms of location, the property is ideally placed for schools with the local primary being within a short walk whilst the nearby academy is within a five minute drive or twenty five minute walk. Amenities wise, there is a large convenience store with Post Office facilities next door to the primary school as well as a fish and chip shop within' proximity. There are nearby bus routes and Redruth town centre is within a five minute drive where you will also find a mainline railway station which offers services to London. Further afield, the coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than fifteen minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other north Cornwall coastal towns as well as other surrounding attractions being easily accessible.

UPVC front door with two obscure double glazed panels and two obscure double glazed side panels leading to:

HALLWAY

Generous S-shaped open hallway with a radiator and a full height storage cupboard with shelving behind louvre doors. Stairs lead to the first floor. Door open into:

LOUNGE/DINER

11'0" x 22'4" (3.36m x 6.83m)
Dual aspect room with UPVC double glazed window overlooking the front garden and aspect with a radiator under. UPVC double glazed window overlooking the rear garden and aspect with a radiator under.

KITCHEN

8'1" x 11'2" (2.48m x 3.41m)
Newly fitted kitchen with a range of eye level and base level storage cupboards and drawers in a neutral gloss finish with built-in handles and soft close door and drawer functions. There is an integrated Lamona hob with an integrated Lamona oven and grill below and Lamona extractor hood above. Straight edge work surfaces. Plumbing and space for a washing machine. Single stainless steel sink and drainer below a UPVC double glazed window overlooking the rear garden and aspect. A UPVC door with a single obscure double glazed panel, leading into the rear garden.

FIRST FLOOR

LANDING

L-shaped landing with a loft access hatch.

BEDROOM 1

11'3" x 11'1" (3.45m x 3.38m)
UPVC double glazed window overlooking the rear garden and aspect with far reaching views in a north easterly direction with a radiator under.

BEDROOM 2

8'2" x 9'3" (2.51m x 2.83m)
UPVC double glazed window overlooking the rear garden and aspect with far-reaching views in a north easterly direction with a radiator under. Built-in wardrobe with, hanging space and storage shelves behind louvre doors with storage area above.

BEDROOM 3

7'8" x 10'11" (2.35m x 3.35m)
UPVC double glazed window overlooking the front garden and aspect and radiator below.

SEPARATE WC

Low level WC and Xpelair ceiling extractor fan. High level obscure glazed window towards the bathroom.

BATHROOM

5'0" x 5'6" (1.54m x 1.70m)
Newly fitted bathroom with a wash hand basin, bath with new Triton Riba electric shower over and hinged glass shower screen. Extractor fan, aqua board splash backs for both wash hand basin and bath. Wall mounted towel radiator and a full height shelved storage cupboard housing Worcester boiler. Obscure double glazed window to the front aspect.

OUTSIDE

The front garden is south west facing with low level walled borders and mainly laid to lawn. A pathway splits the garden which leads to the front door under a UPVC canopy. A door opens to a full height storage cupboard and from the pathway you can access the rear gate to the property. The rear garden has a crazy paved patio area with an external tap. The pathway leads to the side of the property from where access can be gained to the front. The rear garden is primarily laid to lawn with a pathway splitting the lawned areas centrally. It has fenced borders either side with a traditional walled border to the rear and part of the side. There is an apple tree. There is a stand alone GARAGE 2.68m x 5.30m (8'10 x 17'5) located in a separate block, fourth from the right being noticeable with a brand new up and over door.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road . Take the third turning left into Bosmeor Park and follow the road around to the left where the property will be found on the right hand side.

AGENTS NOTE

TENURE : Freehold
COUNCIL TAX BAND : B

SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps (sourced from Ofcom).

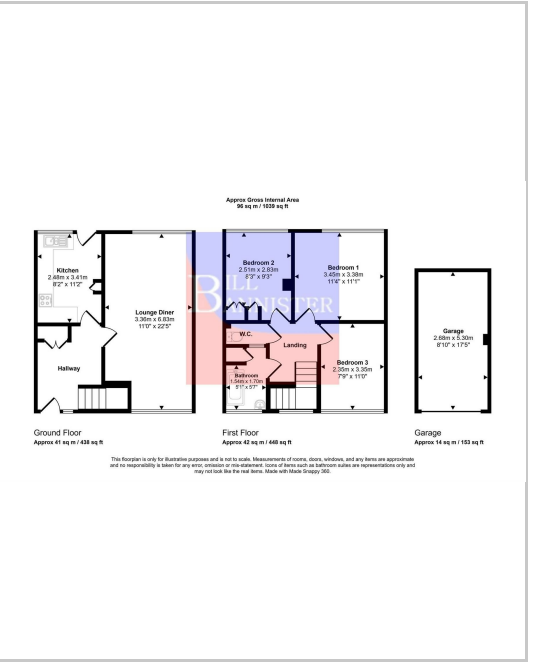
Mobile signal -

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

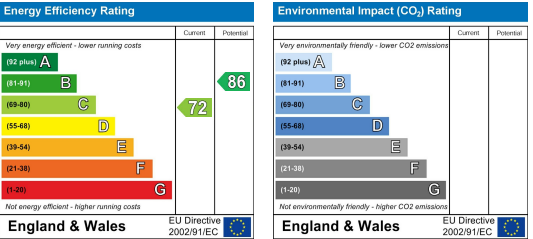
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.