

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## Ruwenzori

Paynters Lane, Redruth, TR16 4DT

**£259,950**



Offered for sale with no onward chain and now ready to update to your own taste, this detached bungalow offers spacious accommodation. There are two bedrooms with built-in wardrobes, a lounge, a fitted kitchen opening to a triple aspect dining area and there is a family bathroom. Externally there are well stocked gardens to both front and rear, driveway parking for two/three vehicles and an integral garage with the bonus of a rear utility and wc.



Offered with no onward chain and situated in a popular residential location giving level access to facilities, we are delighted to offer for sale this detached, spacious two bedroomed bungalow. Set back from the road and double fronted, a good sized driveway allows parking for two/three vehicles along with an integrated garage. Offering good sized internal accommodation, on entry you will find a very useful porch that leads to an internal front that opens out into a generously sized reverse S-shaped hallway giving access to the living accommodation. The good sized lounge/living room has an open fire whilst the two bedrooms both benefit from built-in wardrobes. Both bedrooms are complemented by a family bathroom with an electric shower over the bath. To the rear, the bungalow opens up and the kitchen serves the dining area very well. There are several entrance and exit doors spaced along the back, linking the integrated garage with the utility area and the rear garden, creating an easy flow between indoors and out. The bungalow can be entered or exited from several points and this layout gives the rear of the home a relaxed, functional character. Whilst partially wraparound, the rear garden feels very private and has the benefit of being south west facing so should enjoy the best of the conditions, especially during the spring and summer months. Altogether, the bungalow feels practical and welcoming: a good sized frontage set back from the road and particularly open and adaptable at the back which would provide opportunities for modernisation and development by a new owner, subject to the appropriate consent. Location wise, there are two convenience stores, a pub, a fish and chip shop and other local amenities all within walking distance. The property also gives access to the north coast at Portreath where one can access the famous South West Coastal Path within a few minutes by car. Tehidy Woods, the largest area of woodland in West Cornwall and the golf course, are also easily accessible. The A30 trunk road is within three miles.

Upvc front door with two obscure double glazed panels, two obscure double glazed side panels and one obscure double glazed panel above leads to:

ENTRANCE PORCH

Internal front door with two obscure decorative glazed panels and two obscure glazed side panels leads to:

HALLWAY

A generous reverse S shaped hallway with a radiator and a loft access hatch. EI optical mains smoke alarm. Doors open to a double storage cupboard housing a Worcester boiler with slatted shelved storage. Door to:

LOUNGE

15'1" x 11'10" (4.60m x 3.63m)

With a Baxi open fire set within a tiled fireplace and hearth. Wood framed double glazed window overlooking the front garden and aspect. Skirting board heating to two walls.

BEDROOM 1

15'0" x 10'0" (4.59m x 3.05m)

Two wood framed double glazed windows overlooking the front garden and aspect. Radiator and a built-in wardrobe with sliding doors, hanging space and shelved storage space with further high level storage space above.

BEDROOM 2

9'10" x 9'10" (3.00m x 3.02m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below. Built-in wardrobe with sliding doors, hanging space, shelved storage and high level storage space above.

FAMILY BATHROOM

7'8" x 5'8" (2.34m x 1.74m)

Low level wc, wash hand basin with a tiled splash back and mirror above with a pull cord shaver light over. Bath with a Redring electric shower over and a tiled splash back. Ventaxia extractor fan, obscure double glazed upvc window to the rear aspect and a radiator.

KITCHEN/DINER

KITCHEN AREA

17'10" x 8'3" (5.46m x 2.52m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Integrated Hotpoint electric hob with an integrated oven and grill below with a built-in extractor hood over. 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 washing machine plus space for further white goods. Radiator.

DINING AREA

9'0" x 7'5" (2.76m x 2.27m)

Triple aspect dining area with upvc double glazed windows overlooking the rear garden and aspect. Upvc double glazed door leading to the rear patio and garden. Mains EI heat alarm and a upvc obscure double glazed door with two obscure double glazed panels open to:

INTEGRATED SINGLE GARAGE

9'1" x 19'0" (2.78m x 5.80m)

Up and over door, upvc double glazed window overlooking the rear patio and garden. Upvc door with two clear double glazed panels opens to the rear patio. Door with two obscure glazed panels opens to:

REAR UTILITY AREA

5'7" x 4'11" (1.71m x 1.50m)

Space and plumbing for a washing machine, space for a tumble dryer and a roll edge work surface. Upvc door with a clear double glazed panel opens to the rear patio with a upvc window with clear double glazed panel to the side.

OUTSIDE

To the front gates open to a driveway providing parking for two/three vehicles and leads to the garage. A separate gate accesses the wraparound pathway to the rear. The front garden is primarily laid to lawn with mature feature bushes. The rear garden has an OUTSIDE WC with a low level wc, wash hand basin, a upvc door and a wood framed obscure glazed window. The rear garden is south west facing and primarily laid to lawn with borders of mature bushes, shrubs, plants and trees.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this road all the way through into Paynters Lane and the property will be found on the left hand side just before the shop.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

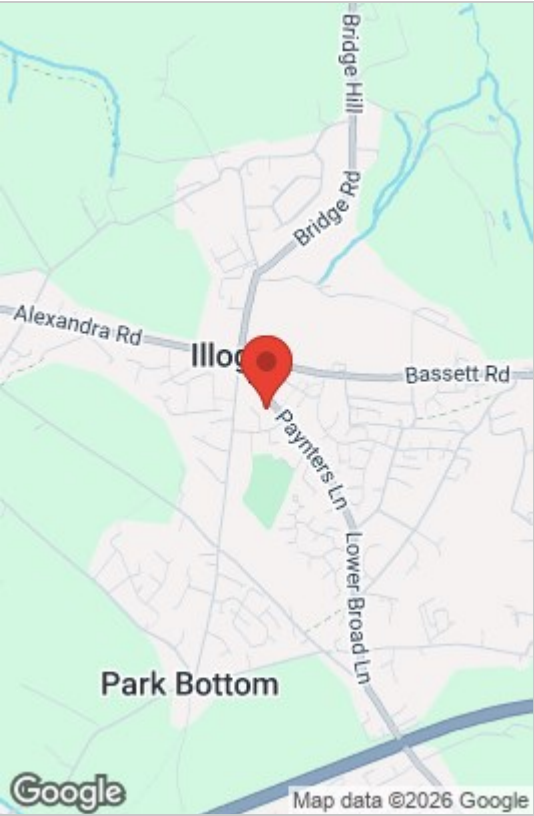
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 14 Mbps, Superfast 80 Mbps (sourced from Ofcom).

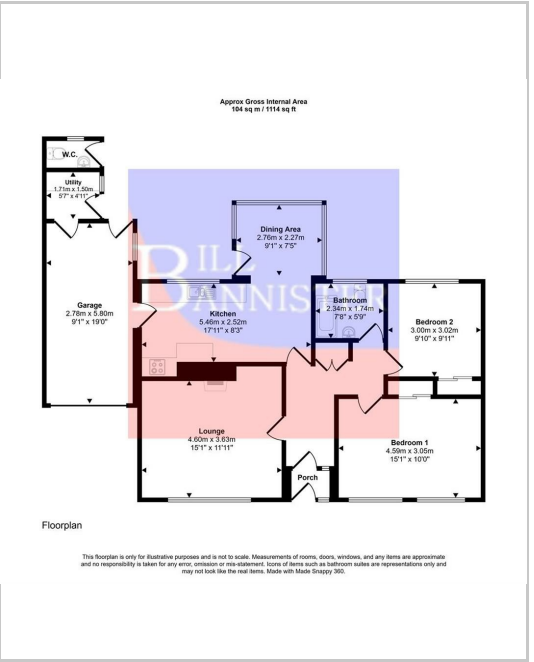
Mobile signal -

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

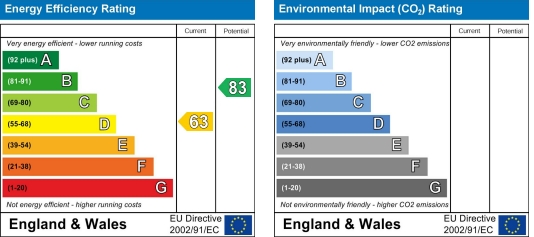
Area Map



Floor Plans



Energy Efficiency Graph



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