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BILL BANNISTER
Sales & Lettings



30 Westborne Heights

Redruth, TR15 2TQ

£295,000

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Offered for sale with no onward chain, this three bedroomed, two reception roomed bungalow occupies a large, elevated corner plot and is situated in a popular residential cul-de-sac location, close to Redruth town. Offering good sized internal accommodation and now ready to be updated, on entry, there is a good sized and bright entrance porch with an internal door thereafter connecting the hallway from where all of the internal accommodation is accessible. The lounge/living room is at the front of the property and has the added benefit of an open fire recessed into a large slate fireplace. Overlooking the pleasant front garden, there are also extensive views over the town. An internal door to the rear accesses the second reception/dining room which is sited at the rear of the property and in turn an interconnecting door takes you back through to the kitchen with the added quirk of a serving hatch also linking the two. The kitchen is centrally positioned with the existing units offering a good amount of storage. From the kitchen, access is given to a rear porch which in turn leads to the garden. There are three bedrooms, two of which are at the front of the property with the third at the rear, the latter having the added benefit of a built-in wardrobe along with a toilet and wash hand basin. Complementing the bedrooms is a partially tiled family bathroom with an electric shower over the bath.

Externally, the garden wraps around almost all of the property. There is a two part slabbed driveway with central borders of decorative gravel chippings which can accommodate up to three vehicles. There is a good sized single garage with an up and over door, lighting and power as well as rear access. There is a well kept front laid to lawn garden with mature trees, plants and shrubbery with paved pathways between and a low block boundary wall. A stone slabbed split level pathway leads to the front door. The paved pathway leads around to the side garden and offers continuity of the lawned area. The rear garden is accessible from the rear porch, with a pathway leading across the back to the rear garage door. A split level decorative slate patio drops down to a laid to lawn area which continues around to the side of the property and there are borders of mature plants and shrubbery.

In terms of location, Westborne Heights has always been a favoured location in a very pleasant part of the town and having an elevated aspect, there is a feeling of space around this property, enhanced by the corner plot. Redruth town is within a fifteen minute walk or short drive. In the town itself, you will find a range of independent retailers, chain stores and a good range of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. There are a number of nearby schools and Redruth main line railway station, where you can access London amongst other destinations, is around half a mile and can also be reached on foot or via a short drive. In the same area, there is access to local bus services. Further afield, Portreath Beach, with its access to the famous South West Coastal Path, is around a fifteen minute drive and both Tehidy Country Park and Tehidy Golf Club are in the same vicinity. Many other local towns, beaches and attractions are also nearby and accessible; including via public transport.

Wood framed front door with a single obscure glazed decorative half panel and three single obscure glazed decorative panels below with a matching side decorative single obscure window opens to:

ENTRANCE PORCH
4'3" x 4'2" (1.31m x 1.28m)

Internal door with two clear glazed panels, two clear glazed side panels and a clear glazed overhead panels opens to:

HALLWAY
A reverse L shaped hallway with an obscure glazed internal window to the lounge. Radiator and a loft access hatch.

LOUNGE
10'11" x 18'4" (3.35m x 5.60m)

Built-in cupboard, a wall mounted pull-cord light and a radiator. Recessed open fire set within an extended slate fireplace and hearth. Wood framed double glazed window overlooking the front garden and aspect with views towards the town. Door with a full decorative obscure glazed panel opens to:

DINING ROOM
8'11" x 18'7" (2.72m x 5.68m)

Wall mounted gas fire and a radiator below a wood framed double glazed window overlooking the side garden and aspect. Window looks into the rear porch. Serving hatch to the kitchen with a built-in drawer below. Door with decorative obscure glazed panels to:

KITCHEN
9'7" x 8'5" (2.93m x 2.57m)

Range of eye level storage cupboards and base level storage cupboards and drawers. Straight edge work surfaces with tiled splash backs. Radiator and a full height pantry cupboard. Single stainless steel sink with a double draining board below a wood framed double glazed window overlooking the rear garden and aspect with views up towards open countryside to the east. Space and plumbing for a washing machine, space for an electric cooker and space for under counter appliances. Door with two clear glazed panels opens to:

REAR PORCH
4'8" x 9'0" (1.44m x 2.75m)

A dual aspect with wood framed double glazed windows overlooking the

rear garden and aspect. Internal window looking into to the dining room. Full height storage cupboard and a wood framed door with a half clear double glazed panel opens out to the rear patio and garden.

BEDROOM 1
11'8" x 10'4" (3.58m x 3.16m)
Radiator and a corner wash hand basin with a tiled splash back. Wood framed double glazed window overlooking the front garden and aspect.

BEDROOM 2
8'9" x 13'9" (2.67m x 4.20m)
Radiator and a wood framed double glazed window overlooking the front garden and aspect.

BEDROOM 3
8'4" x 8'6" (2.55m x 2.60m)
Built-in wardrobe with hanging space and a storage cupboard above and to the side. Wood framed double glazed window overlooking the rear garden and aspect with views up towards open countryside to the south east. Door opens to:

WC
Partially tiled with a low level wc and a wash hand basin. Extractor fan and a decorative obscure glazed window.

BATHROOM
7'6" x 8'5" (2.30m x 2.57m)
Partially tiled with a low level wc and a wash hand basin with a pull light and shaver socket over. Bath with a Mira Zest electric shower over. Door opens to a full height storage cupboard housing a Potterton boiler with slatted shelved storage below. Radiator and a high level pull-cord electric heater. Mirrored medicine cabinet and a wood framed decorative obscure double glazed window to the rear aspect.

OUTSIDE
To the front there are views over the town and an open access driveway slabbed with decorative shingle centres. There is a laid to lawn side garden with a walled border and mature shrubbery. The driveway leads to a SINGLE GARAGE 2.60m x 7.04m with an up and over door, lighting and power, a rear access door and a upvc clear double glazed side window overlooking the rear garden and aspect. There is a central planting area with mature shrubbery and steps up to the front door with an outside light. The front garden is primarily laid to lawn with a low block walled border and borders to the pathway with mature plants. There is also a central tree feature. To the rear there is a decorative slate patio with steps down to a laid to lawn area to the back and side. There is a fenced border to the rear and a walled border to the side with borders of mature plants and shrubbery. External tap.

DIRECTIONS
From our office in Redruth turn right into Penryn Street and keep going under the viaduct into Falmouth Road. Turn right onto Trewirgie Road and then left onto West Trewirgie Road, passing Trewirgie School on your left. Bear right into Westborne Heights and the property will be found further up on your left.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: D.

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

Broadband highest available download speeds - Standard 18 Mpbs, Superfast 80 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



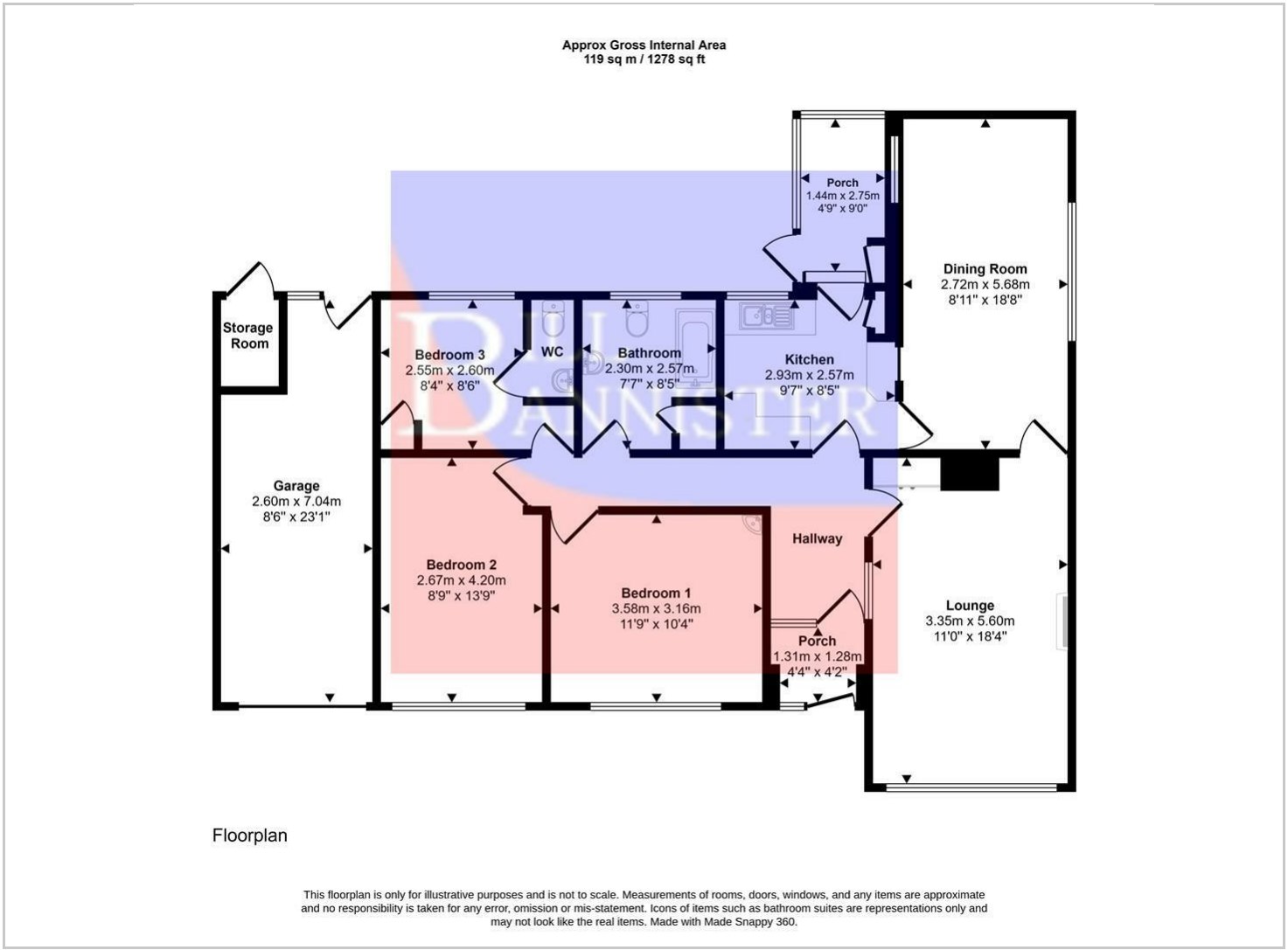
Hybrid Map



Terrain Map



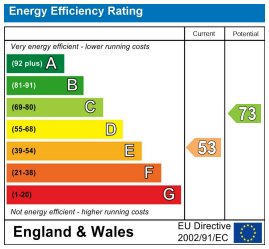
Floor Plan

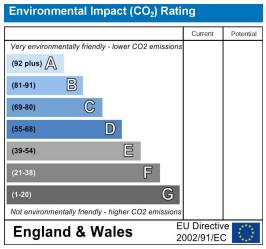


Viewing

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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