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Sales & Lettings



3 Trevingey Crescent

Redruth, TR15 3DF

£289,950



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Offered for sale with no onward chain, this two bedroomed detached bungalow is situated in a popular residential location and occupies a particularly large corner plot. Trevingey Crescent is a popular area in which to live and these bungalows were built by a well-respected local developer. The front door is set under a canopy and occupies a slightly elevated position. On entry, you find yourself in a very generous, reverse L-shaped hallway which offers access to all of the internal living space. The equally generous lounge/living room to the front of the property has a pleasant outlook over the front elevation and there is a coal effect gas fire recessed into a decorative hearth. An internal door opens into the dining room and gives a nice flow through into the fitted kitchen which in turn can also be accessed from the hallway. The kitchen itself has a range of storage cupboards and drawers with appliance space as well as a recessed built-in cupboard housing both the gas fired boiler and the hot water cylinder with extra shelved storage available. From the kitchen, access is given to a rear triple aspect porch which in turn accesses the rear garden. In terms of bedrooms, there is a large bedroom to the front which has the added bonus of a large, two sided fitted corner wardrobe. The second bedroom to the rear also has a built-in wardrobe with sliding glass doors. Complementing the bedrooms is a fully tiled shower room with a large corner quadrant shower cubicle with an electric shower.

Externally, gates open from the pedestrian pavement on to the driveway with parking for one vehicle, behind which is a single garage with an up and over door, lighting and power and workshop space towards the rear. For those so inclined, the gardens to this property certainly offer an opportunity on which to put your own stamp as they wrap around three quarters of the property. The front garden and side gardens are laid predominantly to lawn, with mature, planted borders of bushes, hedging, plants and trees to the front and rear creating a green channel through the space, offering a nice degree of privacy by following the outer cornering border to two sides. The fully enclosed rear garden is somewhat split level and has a laid to lawn area, a laid to gravel area and the bonus of a summerhouse.

In terms of location, this is an excellent location for access to local amenities. Redruth town centre is within a fifteen minute walk or

short drive and here you will find a variety of chain and independent retail stores, cafes, pubs and a cinema/live music venue. There is a mainline railway station that includes direct services to London (Paddington) along with bus services. Furthermore, the A30 trunk road is within two miles. There is a senior school within a twenty minute walk or a short drive and just beyond is a major supermarket. An added bonus is a fish and chip shop within a three minute walk. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around fifteen minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path.

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

HALLWAY

A large reverse shaped hallway with a radiator and a loft access hatch. Door opens to a full height storage cupboard.

LOUNGE

16'8" x 11'9" (5.10m x 3.59m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Coal effect gas fire recessed in a decorative granite fireplace and hearth. Decorative four panel obscure glazed door with decorative four panel side windows opens to:

DINING ROOM

8'11" x 10'5" (2.74m x 3.19m)

Radiator and upvc double glazed French doors with upvc double glazed side windows open to the rear patio steps.

KITCHEN

8'4" x 8'3" (2.55m x 2.53m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space for a gas cooker with an integrated extractor hood above. One and a half bowl stainless steel sink and drainer below a upvc double glazed window looking into the rear porch. Space and plumbing for a washing machine and space for an undercounter fridge. Sliding doors open to a built-in storage cupboard housing the hot water cylinder. Halstead gas fired boiler with shelved storage surround. Upvc door with two obscure double glazed panels opens to:

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REAR PORCH

A triple aspect with upvc double glazed windows overlooking the rear garden and aspect.

BEDROOM 1

13'3" x 11'9" (4.06m x 3.59m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Two sided corner fitted wardrobe with decorative doors and drawers with plenty of hanging space and drawer storage.

BEDROOM 2

8'2" x 10'3" (2.51m x 3.14m)

Upvc double glazed window overlooking the rear garden and aspect. Built-in wardrobe with hanging space, shelved storage and sliding mirrored doors.

SHOWER ROOM

7'5" x 5'4" (2.28m x 1.63m)

Low level wc and a wash hand basin. Corner quadrant shower cubicle with a Mira Zest electric shower. High level upvc obscure double glazed window to the rear aspect. Radiator below a mirrored medicine cabinet.

OUTSIDE

To the front gates lead to a driveway providing parking for one vehicle and leads to a SINGLE GARAGE 2.42m x 5.88m (7'11 x 19'3) with an up and over door, lighting and power, rear access and rear single glazed windows overlooking the rear garden. A step leads up to a concrete pathway across the front of the property with further steps up to the front door under a canopy. The garden is fully wraparound and primarily laid to lawn on two sides.

There is a low level outer wall border following the front and one side of the property. The lawned areas have enclosed borders of mature bushes, hedging, plants and trees. There are apple trees and a wraparound slabbed pathway leading to the rear garden. To the rear steps lead down from the rear porch to a split level patio and there is a laid to lawn area, a gravel area, a sunken pond and a summerhouse set on a gravelled area. A slabbed pathway leads to a gate to the front of the property and there is gated access from the side garden.

DIRECTIONS

From our office in Redruth proceed up West End and turn left into Coach Lane. At the top of Coach Lane, bear right into Trevingey Road and proceed down the hill turning left into Trevingey Crescent where number 3 will be found on the left hand side, right on the corner.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: C.

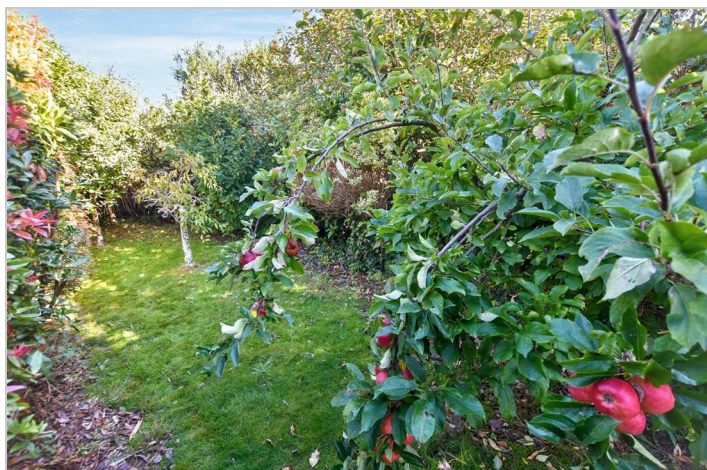
SERVICES

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

Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



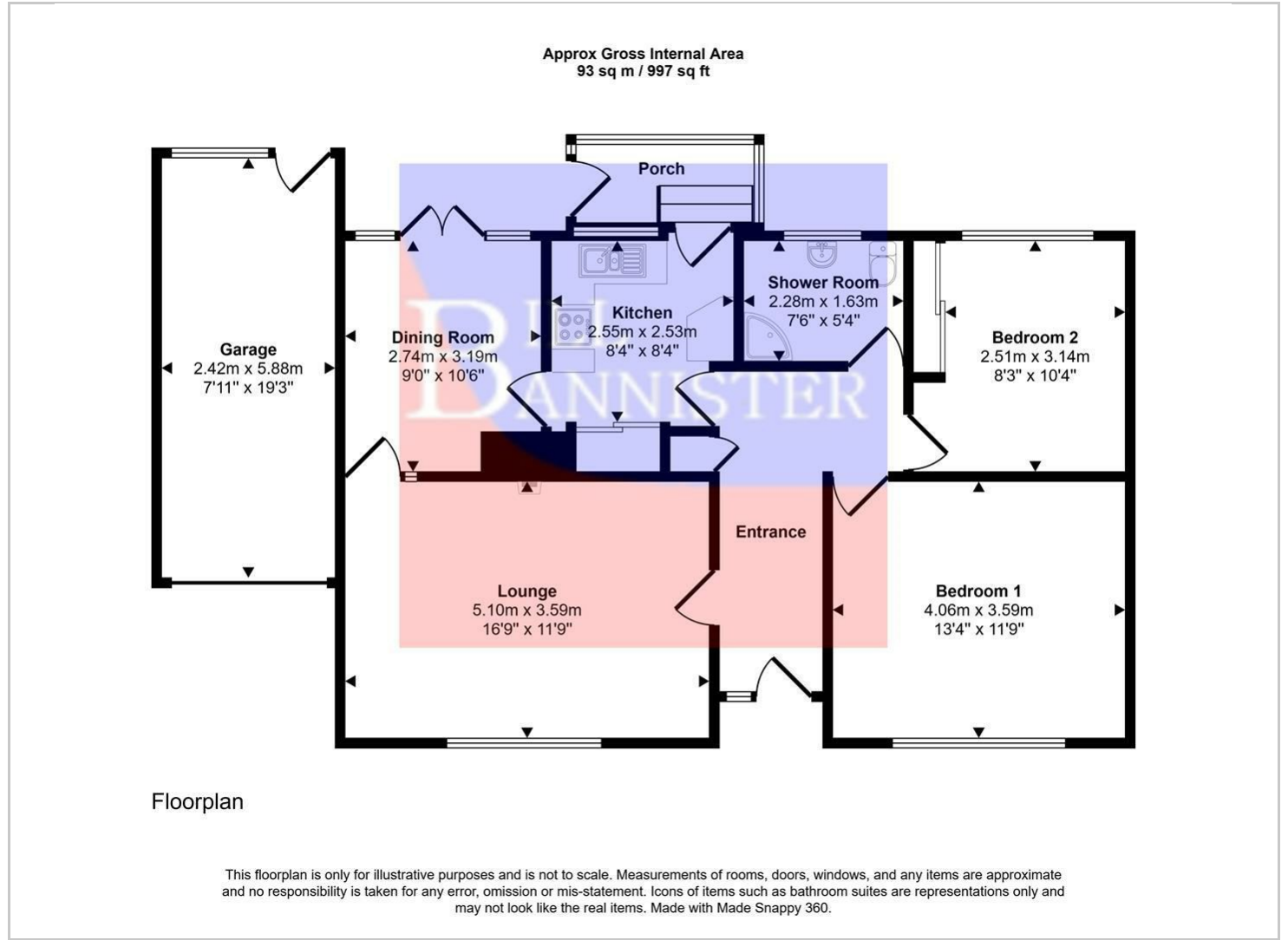
Hybrid Map



Terrain Map



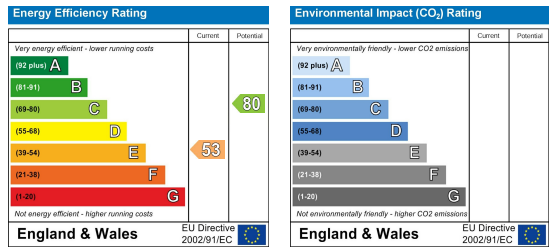
Floor Plan



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



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