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BILL BANNISTER

Sales & Lettings



38 The Paddock

Redruth, TR15 2AG

Guide Price £229,950



Offered for sale with no onward chain, this modern semi detached bungalow is well presented and benefits from two bedrooms, a lounge, kitchen and a wet room. It is double glazed and this is complemented by gas fired heating. Externally there are larger than average well stocked gardens and driveway parking for one vehicle.



Situated in an elevated and popular area of Redruth, we are pleased to bring to the market this semi detached bungalow with a larger than average sized plot. It has two bedrooms, a lounge, kitchen and a wet room plus parking for one vehicle. The property is double glazed and has the benefit of gas central heating. The gardens to the rear are well enclosed having two patio areas and a shed. It is mainly laid to lawn with a mixture of bushes and decorative shrubs.

Steps to:

STORM PORCH

Upvc panelled door to:

HALLWAY

Radiator, loft access and doors leading to:

KITCHEN

8'11" x 7'10" (2.72m x 2.39m)

A range of eye level and base units with rolled edge work surfaces and tiled splash backs. Worcester wall mounted boiler, one and a half bowl sink and drainer, window overlooking the rear garden and space for white goods.

LOUNGE

10'6" x 15'1" (3.21m x 4.61m)

Patio doors leading to the patio area and the rear garden. Radiator and a built-in cupboard with shelving.

WET ROOM

5'10" x 7'1" (1.80m x 2.17m)

Wall mounted AKW shower with a tiled surround, wall mounted seat and easy access screen. Obscure glazed window to the side, radiator and a low level wc. Built-in wash hand basin with a vanity unit below. Extractor fan.

BEDROOM 1

10'5" x 13'8" (3.20m x 4.19m)

Radiator and a window with a deep sill overlooking the front garden.

BEDROOM 2

8'11" x 8'9" (2.72m x 2.69m)

Built-in eye level cupboards, radiator and a window overlooking the front garden.

OUTSIDE

8'2" (2.5)

To the front the garden is mainly laid to lawn with borders consisting of chippings and paving slabs with a central focal flower bed. There is a driveway providing parking for one vehicle. Gated access leads to the enclosed rear garden which is mainly laid to lawn with mature bushes and shrub borders and a raised flower bed. There is a patio immediately outside the patio doors and a further patio area housing a SHED 3.00m x 2.50m (9'10 x 8'2).

DIRECTIONS

From our office in Redruth proceed along Penryn Street under the viaduct into Falmouth Road and all the way up to the five crossroads and traffic lights. Continue straight on into South Downs and at the mini roundabout turn left into Sandy Lane. Take the first turning left into The Paddock and follow the road around to the left where the property will be found in the last cul-de-sac on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

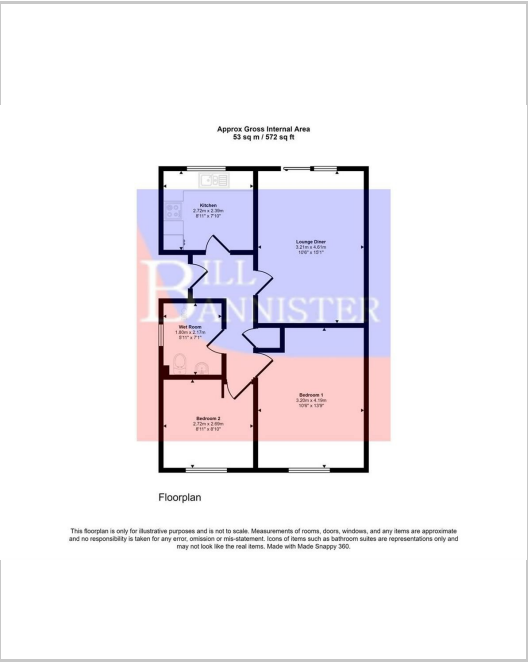
Broadband highest available download speeds - Standard 9 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

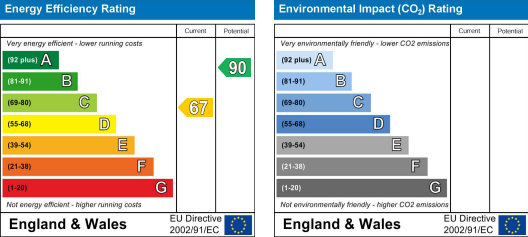
Area Map



Floor Plans



Energy Efficiency Graph



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