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Sales & Lettings



38 Trevelthan Road

Illogan, Redruth, TR16 4DX

£279,950



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Offered with no onward chain, coming to market is this two/three bed roomed bungalow that has been modernised throughout and is located in a particularly sought after area. Set within a small cul-de-sac, which adds to the privacy, this is a particularly versatile property in that it could be laid out with two bedrooms with a large lounge/living room and a separate dining room or as a three bedroomed property with there being enough space to have the lounge used as a lounge/diner. Please also note there is new flooring and carpets throughout.

On entry, off the hallway, there is a recently refitted and very modern kitchen with plenty of storage space available in a U-shaped format, all with built-in handles and with quality carcasses within. There are a number of built-in appliances including an induction hob and oven and grill below. In addition, there is an integrated slimline dishwasher along with a washing machine. There is a large full height pantry cupboard as well as a further slimline full height storage cupboard. The hallway itself has two built-in storage cupboards and gives access to all of the remaining living areas. The lounge/living room is to the front of the property and is of a particularly good size. There is a new carpet along with a recently installed coal effect gas fire. Bedroom 1 is to the rear of the property and has a pleasant outlook over the rear garden. Bedroom 2 is to the side aspect. The room to the rear, as eluded to above, could either be used as a third bedroom or dining room depending on the new owners requirements. It has patio doors leading out to the rear patio. Complementing the bedrooms is a family shower room which is part tiled and part aqua boarded, with a shower cubicle housing a thermostatic shower.

Externally, to the front there is a hard standing driveway with parking for two/three vehicles leading to a covered area and a single garage with up and over door, lighting and power. Adjacent to the front portion of the driveway is a low maintenance laid to gravel area with mature, hedged borders. The rear garden is fully enclosed and slatted so again, is low maintenance and a raised patio will benefit from the westerly aspect, catching the afternoon sunshine. Rear access can be gained into the garage from here.

In terms of location, Trevelthan Road gives access to Paynters Lane End which has bus services, a fish and chip shop, a general

store and a public house. The north coast at Portreath, where the famous South West Coastal Path can be accessed, is within a ten minute drive. The property is also convenient for the multiple amenities, including mainline rail services, of Redruth, Camborne and the A30 trunk road is within two miles.

Upvc front door with decorative obscure double glazed half panel opens to:

HALLWAY

Radiator and loft access hatch. Door opens to a full height built-in storage cupboard with a radiator and slatted shelved storage. Second full height built-in storage cupboard.

KITCHEN

9'1" x 11'1" (2.78m x 3.38m)

A modern fitted kitchen in a U shaped format. Full height two door pantry cupboard with built-in handles. Range of eye level storage cupboards and base level storage cupboards and drawers with built-in handles, straight edge work surfaces and matching upstands. Lamona integrated induction hob with a Lamona oven and grill below plus an integrated extractor hood above. Baxi Duotech boiler. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the front garden and aspect. Integrated Lamona slimline dishwasher and an integrated Lamona washing machine. Full height slimline storage cupboard and space for a tall fridge/freezer. Radiator.

LOUNGE/DINER

10'5" x 16'2" (3.20m x 4.94m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Coal effect gas fire set on a granite hearth with a wooden granite fireplace surround.

BEDROOM 1

10'8" x 10'9" (3.27m x 3.28m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect. Three standalone double wardrobes.

BEDROOM 2

10'7" x 9'11" (3.24m x 3.03m)

Radiator below a upvc double glazed window overlooking the driveway and side aspect.

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BEDROOM 3/DINING ROOM

7'5" x 6'7" (2.27m x 2.03m)

Radiator and upvc patio doors opening to the rear patio.

FAMILY SHOWER ROOM

8'3" x 5'1" (2.54m x 1.55m)

Half tiled and half aqua board. Low level wc and a wash hand basin built into a vanity unit with a fixed mirror, built-in shelving, pull-cord lighting and a shaver socket over. Shower cubicle with a thermostatic shower, sliding glass door entry and aqua board splash back. Wall mounted towel radiator, two mirrored medicine cabinets and a high level obscure double glazed window to the side aspect. Radiator.

OUTSIDE

To the front a hard standing driveway provides parking for two to three vehicles and leads to a covered area and a GARAGE 2.58m x 5.08m (8'6" x 16'8") with an up and over door, upvc double glazed window, a side door, lighting and power. A step up leads to the front door undercover with a light. The front garden is primarily laid to gravel with mature hedged borders and planted tree features. There is an external tap and a pathway runs across the front of the property. The west facing rear garden is low maintenance with decorative slabs and raised borders fronted by a traditional walled rear being fence topped. There are fenced borders to the left and right hand side. External tap and a raised patio.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Proceed through Broad Lane into Lower Broad Lane and turn the second turning right into Richards Lane. Continue along turning right into

Trevelthan Road and the property will be found in the second cul-de-sac on the right.

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 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



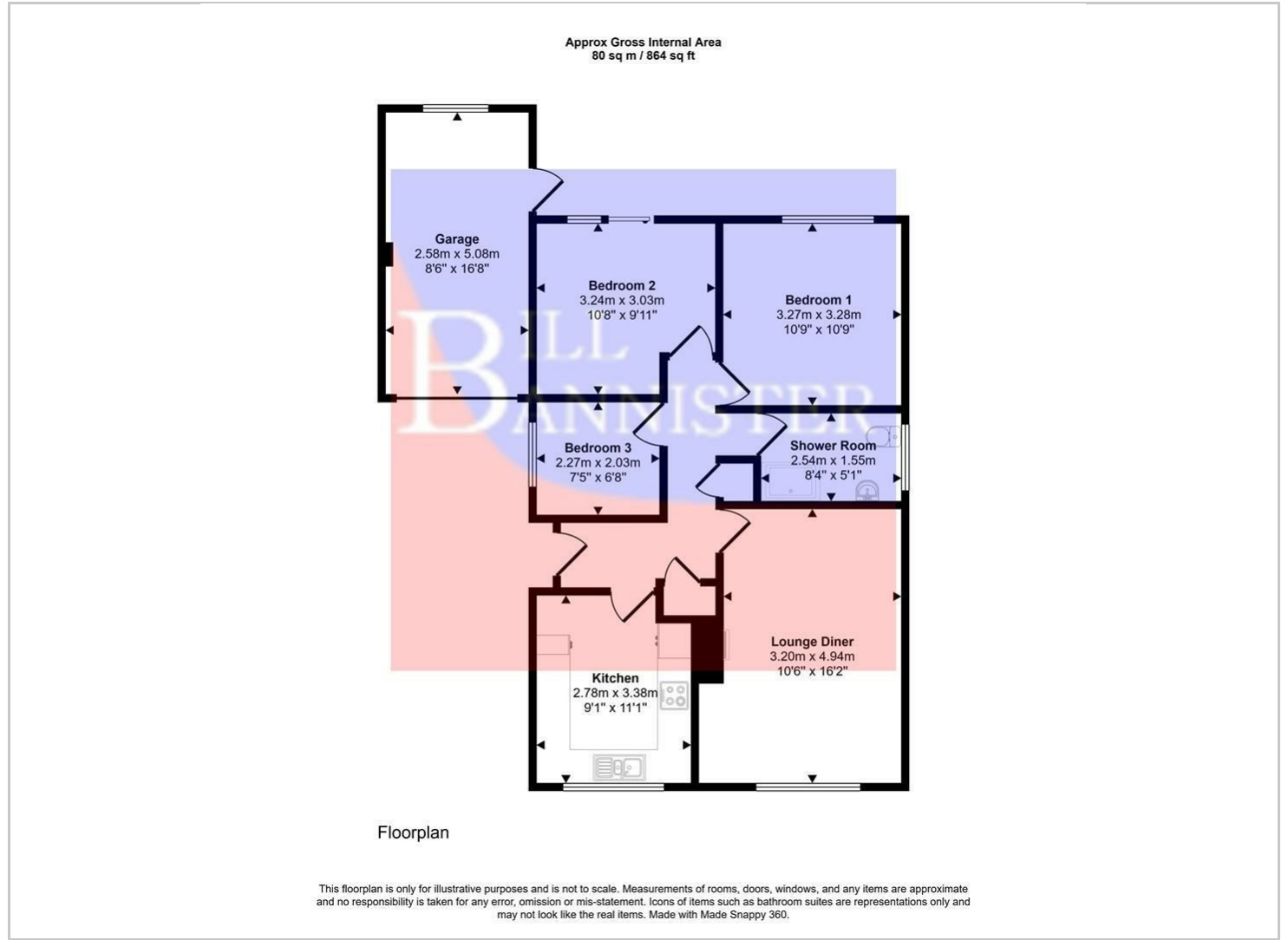
Hybrid Map



Terrain Map



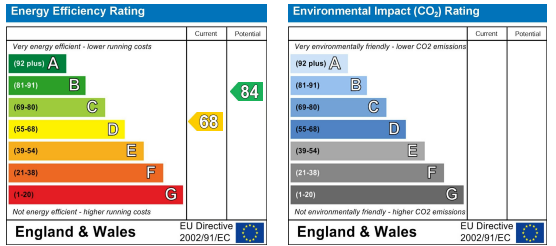
Floor Plan



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.