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Sales & Lettings



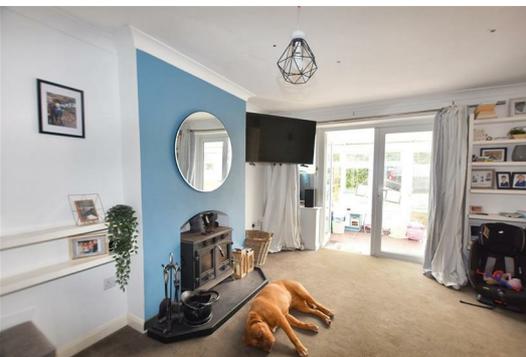
Chyloe Pink Moors

St. Day, Redruth, TR16 5NL

Guide Price £260,000



Situated in the popular residential hamlet of Pink Moors, this modern semi detached bungalow benefits from two bedrooms, one with an en-suite, a lounge, kitchen/diner, a family bathroom and the bonus of a conservatory to both the front and rear. There is a larger than average rear garden offering plenty of scope for the keen gardener plus parking for several vehicles to the front with a car port.



Tucked away down a small private lane, Chyloe is a semi detached bungalow in a very popular location. There is a front driveway with undercover parking and to the rear is a well enclosed mostly lawned garden with a lot of potential. Planning permission has been obtained to extend the bungalow with details being available. The property is double glazed and there is a wood burning stove with a back boiler. To the front there is the bonus of a conservatory with an open aspect. Level access is given to public transport, a well known local public house and country walks nearby. The plans for the extension are available to view on Cornwall Council website under PA20/06075.

ENTRANCE PORCH

3'10" x 7'4" (1.19m x 2.26m)
Tiled floor and double glazing.

HALLWAY

Loft ladder to a partially boarded loft space. Glazed door to the lounge and kitchen.

LOUNGE

11'3" x 15'4" (3.43m x 4.68m)
Focusing on a wood burning stove on a slate hearth with a back boiler. Two alcoves, one of which has shelving. Double doors to:

CONSERVATORY

9'5" x 6'9" (2.88m x 2.07m)
With a triple aspect and patio doors. Tiled floor and spot lighting.

KITCHEN/DINER

9'6" x 18'3" (2.90m x 5.57m)
Well appointed with granite working surfaces having storage facilities beneath, a single drainer sink unit and space for white goods. There are complementary eye level units, spot lighting and a tiled floor. Fitted oven, hob and cooker hood.

BEDROOM 1

9'8" x 11'3" (2.97m x 3.44m)
Airing cupboard and a substantial wardrobe with sliding doors. Radiator.

REAR CONSERVATORY

9'5" x 6'9" (2.88m x 2.07m)
Access to:

BEDROOM 2

7'10" x 13'1" (2.41m x 4.01m)
Radiator.

EN-SUITE

6'1" x 2'7" (1.87m x 0.80m)
With a wash hand basin, a wc and a radiator.

BATHROOM

7'11" x 5'3" (2.42m x 1.62m)
P shaped bath with a curved screen, a mixer and shower attachment. Large enclosed wash hand basin and a low level wc. Tiling, radiator and an extractor.

OUTSIDE

There is a garden and parking to the front with a substantial car port. Access is given to the rear garden which is some 25m x 10m being well enclosed and having a lot of scope for the keen gardener.

DIRECTIONS

From our office in Redruth proceed past the railway station on the right into Higher Fore Street. At the junction turn right and then take the left hand fork into St Day Road. Proceed straight over at the roundabout towards St Day and follow this road all the way down into Vogue. After passing the Star Inn public house take the next turning left into Pink Moors. The property will be found on the right hand side just before the right hand bend identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

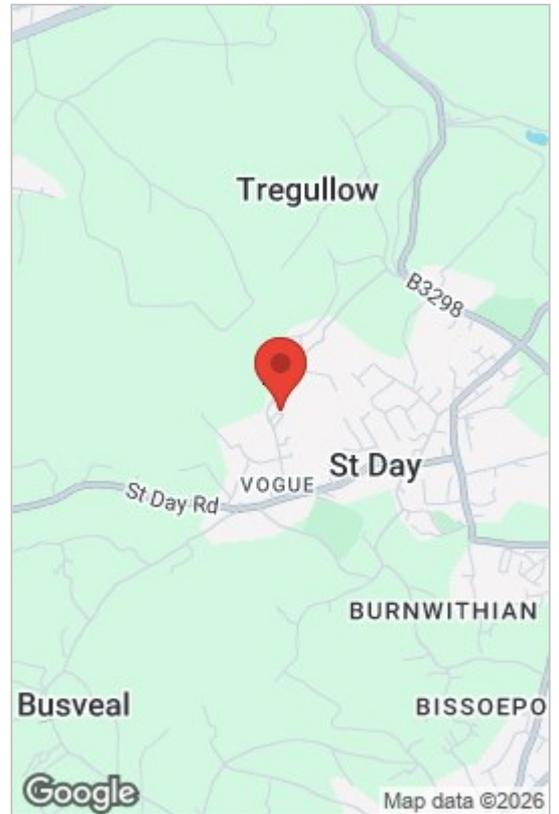
Mains drainage, mains water, mains electricity and wood burning stove.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 50 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

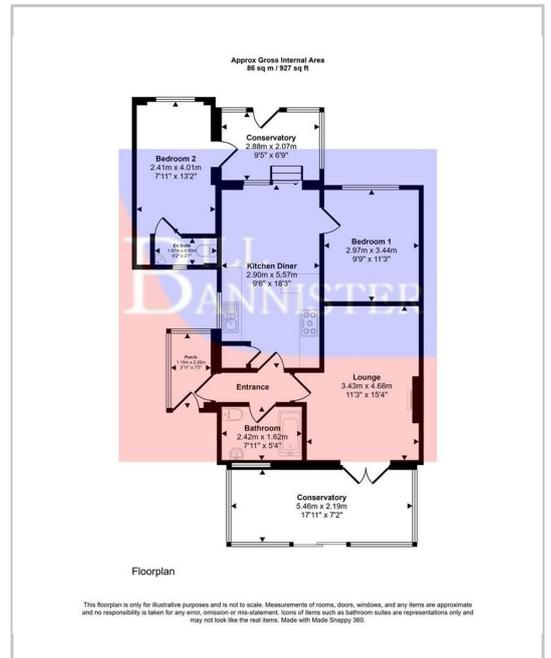
Mobile signal -

EE - Indoor None & Outdoor Variable, Three - Indoor None & Outdoor Variable, O2 - Indoor Variable & Outdoor Good, Vodafone - Indoor Variable & Outdoor Good (sourced from Ofcom).

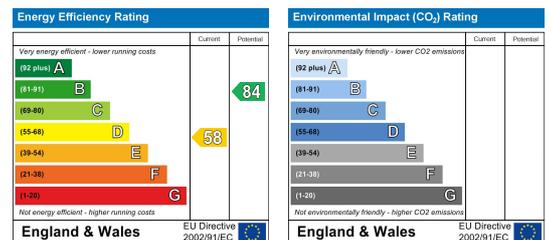
Area Map



Floor Plans



Energy Efficiency Graph



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