

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



10 Henvor Close

Redruth, TR15 1QH

£239,950



10 Henvor Close

Redruth, TR15 1QH

£239,950



Offered with the benefit of having no onward chain, we are delighted to bring to market this two bedroomed bungalow occupying an elevated position within this well established and popular estate. Tucked away within a quiet cul-de-sac, the property is set back from the road and is approached via a gently rising driveway, giving an added sense of privacy. On entry, you will find a reverse L shaped hallway that gives access to all of the internal accommodation. To the front of the property, you will find the lounge/living room/diner and fitted kitchen, both of which take advantage of the lovely, elevated outlook over the immediate area and the subsequent far reaching views towards the North Cornish coast. To the rear, there are two bedrooms, the larger of which has the benefit of a built-in wardrobe. The bedrooms are complemented by a family bathroom with an electric shower over the bath. Heating is via gas central heating which is complemented by double glazing throughout. Externally, to the front, there is a generous ascending driveway that offers parking for up to three vehicles. The front garden is primarily laid to lawn with a mature hedging border to the neighbouring property. To the rear, there is a fully enclosed raised garden which is primarily laid to lawn with planting features and mature borders of bushes, hedging, plants and shrubs. There is also a useful garden shed. In terms of location, the property is ideally placed for a number of local schools whilst Redruth town centre is around one mile distant, offering a variety of both independent retailers and chain stores, cafes, a cinema and public houses. A main line railway station in the town gives links to London whilst there are also bus services to Truro and Falmouth. Furthermore, there is good access to the A30 which can be reached in around six minutes by car. Further afield, both Portreath and Porthtowan beaches can be reached within a fifteen minute drive whilst Tehidy Country Park and Golf Club are within twenty minutes.

A upvc front door with two obscure double glazed panels opens to:

HALLWAY

A reverse L shaped hallway with a radiator and a loft access hatch. Two full height storage cupboards, one with louvre doors.

KITCHEN

A full height storage cupboard with two doors. Further range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space and plumbing for a washing machine. Single stainless steel sink and drainer below a upvc double glazed window overlooking the front garden and aspect with wider views towards the north coast. Space for an electric cooker with an integrated extractor hood and space for further white goods.

LOUNGE/DINER

Radiator and a upvc double glazed window overlooking the front garden and aspect with wider views towards the north coast in a westerly direction.

BEDROOM 1

Radiator below a upvc double glazed window overlooking the rear garden and aspect. Built-in wardrobe with sliding doors.

BEDROOM 2

Upvc double glazed window overlooking the rear garden and aspect. Radiator and a door opening to a full height cupboard housing a Vaillant Ecotech Pro 24 boiler.

BATHROOM

Low level wc and a wash hand basin with a tiled splash back. Bath with a Triton Ivory 2 electric shower over and

a tiled splash back. Radiator and a high level upvc obscure double glazed window to the side aspect.

OUTSIDE

To the front a driveway provides parking for up to three vehicles and borders a laid to lawn area with a mature hedged border to the neighbouring property. A low level gate gives access to the rear garden and a step up to the front door under a canopy. There is an external light and an external tap. There is a step up to a garden shed and a pathway leads to the rear with a low level walled border. Steps with handrails lead up to a raised lawned area with a slabbed pathway. The rear garden is fully enclosed with block borders to two sides and a fenced border to the remaining side. There are borders of mature plants, shrubs and trees plus a patio area with a rear planting feature.

DIRECTIONS

Passing Redruth railway station on the right, continue up Higher Fore Street and at the junction proceed straight on into East End. Turn left opposite Morrisons into Drump Road and at the mini roundabout turn right. Take the next turning right into Roseland Gardens and follow this all the way through where Henvor Close is the last cul-de-sac on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

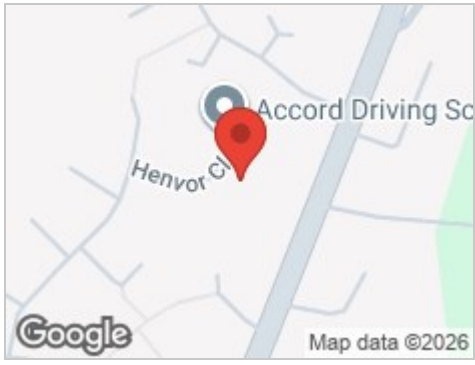
Broadband highest available download speeds - Standard 9 Mbps, Superfast 34 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



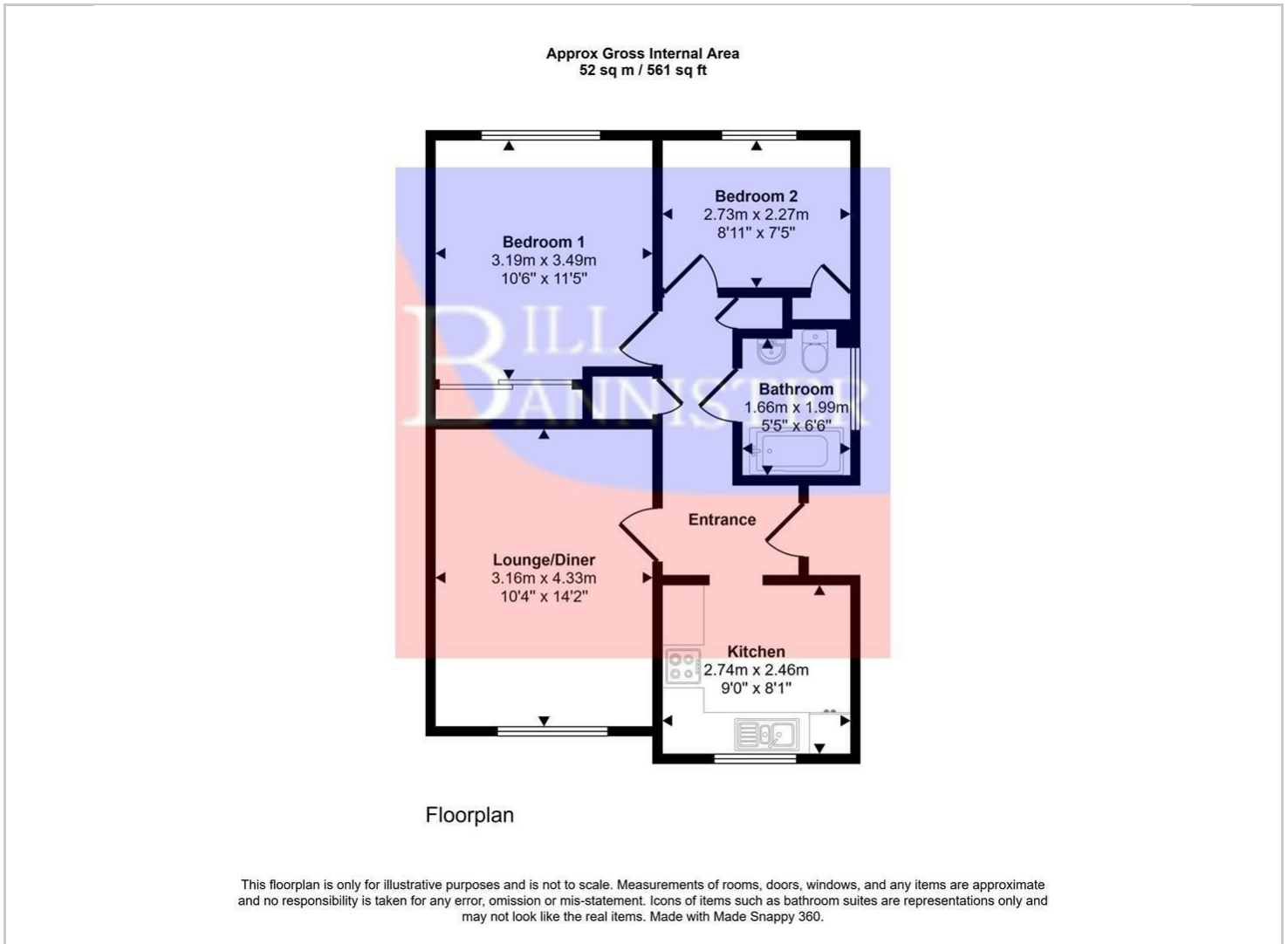
Hybrid Map



Terrain Map



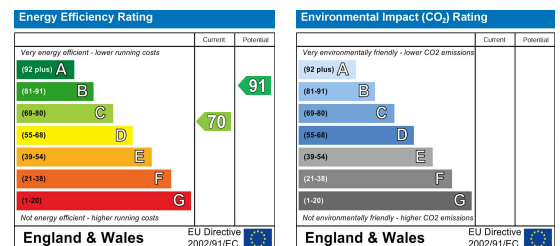
Floor Plan



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.