



## 26 Trelawney Avenue

Treskerby, Redruth, TR15 1RH

**£225,000**



Situated in a popular residential location on the Truro side of Redruth, this garage linked detached bungalow would now benefit from some updating and is offered with no onward chain. There are two bedrooms, both with fitted wardrobes, a lounge, a kitchen, a rear utility and a family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is driveway parking to the front leading to a garage and the bonus of a lovely south facing rear garden.



Offered with no onward chain and set in a popular residential area on the outskirts of Redruth, within a reconnecting street, we are very pleased to bring to market this two bedroomed bungalow with much potential to develop as we understand from the vendor that there is current planning permission granted under PA25/01704 allowing for single storey front and rear extensions and alterations. Internally the property has several wainscoted features (wood panelled walls). A lounge with a coal effect gas fire set in a tiled fireplace with hearth has the benefit of built-in storage cupboards and shelves. There are two bedrooms, both benefiting from built-in wardrobes, the front bedroom wardrobes are the original which were built by the locally respected builder Ken Blewett at the time the property was constructed. Complementing the bedrooms is a fully tiled family bathroom. A kitchen/diner has bench seating and this leads to a triple aspect utility room which overlooks the rear garden. Externally, a quite delightful and spacious south facing rear garden will certainly appeal to those keen gardeners whilst split level patios provide ample space for outdoor entertaining. To the front, a driveway with parking for one vehicle leads to a single garage/workshop. There is a primarily laid to lawn area with all round path access and a pathway leads to the rear of the property creating a wraparound effect. Situated on the outskirts of Redruth on the Truro side, there is a post office/convenience store within a few minutes walk, together with bus services. Redruth town is within two miles, Portreath beach can be reached in under fifteen minutes, Perranporth in under twenty minutes and the city of Truro can be reached in similar time by car.

A upvc front door with obscure double glazed twin panelling and an obscure double glazed panel above leads to:

#### T SHAPED HALLWAY

Radiator and loft access hatch. Wainscoting half wood panelling throughout the hallway. Door to:

#### LOUNGE

Coal effect gas fire set in a tiled fireplace and hearth with built-in storage cupboards and shelving in alcoves to either side. Wainscoting wood panelling and a upvc double glazed window overlooking the front garden and aspect with a radiator under.

#### BEDROOM 1

Upvc double glazed window overlooking the front garden and aspect with a radiator under. Wainscoting wood panelling with built-in shelving. Two built-in double wardrobes with hanging space, shelving and storage above (we understand from the vendor that these were original from when the property was built in the late 1960's).

#### BEDROOM 2

Upvc double glazed window overlooking the south facing rear garden, patio and aspect. Radiator and wainscoting wood panelling feature. Built-in double wardrobe with hanging space, shelving and storage space above.

#### FAMILY BATHROOM

Fully tiled with a low level wc, wash hand basin with panelling splash back feature and mirror above. Bath with storage cupboard at one end, radiator and a storage cupboard with louvre doors housing a British Gas 24LE boiler with further shelving. Obscure double glazed window to the rear aspect.

#### KITCHEN/DINER

Storage cupboards with louvre doors and roll edge work surfaces. Bench seating in the dining area set in a wainscoting wood panelled feature. Space and plumbing for washing machine, space for white goods and an obscure double glazed window overlooking the rear garden and aspect. Twin panelled double glazed upvc door leads to:

#### UTILITY ROOM

Triple aspect single glazed room with a roll edge work bench, space for white goods and a door with an obscure glazed panel leads out to the rear garden.

#### OUTSIDE

There is a walled front garden with a driveway access to the SINGLE GARAGE/WORKSHOP with an up over door door, lighting and power plus a single glazed window overlooking the rear garden and aspect. A pathway leads to the front door with a step and a light over. The front garden is mainly laid to lawn with mature bushes, shrubs and trees. A border wall divides the driveway and lawn. A side path leads to the rear garden which has a split level patio with a traditional walled border and a planting area. There is a laid to lawn area bordered by a raised patio and bordered by mature bushes, shrubs and trees. There is a covered seating area, a walled compost area and a side patio and pathway leads to the front garden via a gate.

#### DIRECTIONS

Passing Redruth railway station on your right, continue up Higher Fore Street and at the junction continue straight on through East End and up to the mini roundabout at the top of Mount Ambrose. Proceed straight over down into Mount Ambrose and just before the roundabout by the factory shop turn right into Martinvale Avenue and then first right into Martinvale Parc. Follow the road round to the left and take the next left into Trelawney Avenue where the property will be found on the left hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

#### SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Superfast 43 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

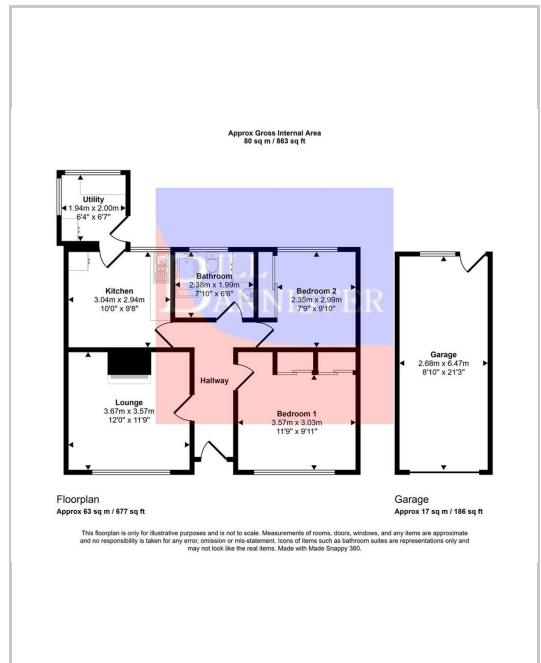
Mobile signal -

EE - Good indoor & outdoor, Three - Variable indoor and good outdoor, O2 - Variable indoor & good outdoor, Vodafone - Good outdoor only (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

