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BILL BANNISTER

Sales & Lettings



5 Bosawna Close

St. Day, Redruth, TR16 5LB

£239,950



Offered with the benefit of no onward chain, this well presented detached bungalow offers light and airy living accommodation. There are two bedrooms, an open plan lounge/dining room, a kitchen and shower room. The property is double glazed and this is complemented by modern electric heaters. Externally there are gardens to both front and rear with the bonus of a garage and driveway parking for several vehicles.



Situated in the historic village of St Day and set in a very quiet and peaceful cul-de-sac location, we are pleased to bring to market this delightfully well presented, bright and open detached bungalow, having the added benefit of being offered with no onward chain. Internally, the property benefits from a large open plan lounge/living room/diner with laminate flooring that extends into the kitchen. The living area is enhanced by the large double windows that overlook the south facing front garden. There is an open fireplace with chimney which the current vendor has said could be re-instated. There is a well presented kitchen, also to the front of the property. The property has two bedrooms which both overlook the large rear garden and these are complemented by a family shower room. Externally, there is a primarily laid to lawn south facing front garden which is a particular suntrap and also overlooks the church whilst the rear garden is very low maintenance, being mostly gravelled bordering a smaller laid to lawn feature but with enough space to site a summer house or similar should that appeal to the new owner. In terms of location, there are many local amenities in the village within short walking distance including two convenience stores, a Post Office, butchers, pharmacy and a public house. There is also a second public house nearby, being within a fifteen minute walk. The centre of Redruth can be reached in minutes by car. Further afield, both Falmouth and Truro are equidistant and can be reached in around twenty five minutes or less by car. The coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than twenty minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible. There are bus services and it is also worth noting that there are many local walks to be found around the St. Day area.

Upvc front door with obscure double glazed panel and obscure double glazed side panel leading to:

ENTRANCE VESTIBULE

7'1" x 5'2" (2.16m x 1.60m)
Storage cupboard with a roll edge work surface and space for a tumble dryer with vent pipe. Full height storage cupboard with shelving space.

OPEN PLAN LOUNGE/DINER

19'1" x 16'6" (5.83m x 5.03m)
An open fireplace with slate tiles (no working fire). Upvc double glazed windows overlooking the front garden and aspect. Two Farho electric radiators, mains smoke alarm and laminate flooring. Loft access hatch and a door with a high level obscure glazed panel above leads to:

KITCHEN

8'0" x 8'8" (2.44m x 2.65m)
Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Stainless single sink and drainer below a upvc double glazed window overlooking the front garden and aspect. Space for a cooker, plumbing and space for a washing machine and space for a slimline dishwasher. Space for a tall fridge/freezer. Two full height storage cupboards with shelving, one of which houses an Ariston water heater. Mains heat alarm and laminate flooring.

BEDROOM 1

11'0" x 13'1" (3.36m x 3.99m)
Farho electric radiator below a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 2

7'7" x 8'3" (2.33m x 2.54m)
Dimplex heater below a upvc double glazed window overlooking the rear garden and aspect.

SHOWER ROOM

6'0" x 5'3" (1.85m x 1.61m)
Low level wc and a wash hand basin. Shower cubicle fitted with a disabled seat and a Mira Sport electric shower with bi-fold glass doors. High level mirrored medicine cabinet and a upvc obscure double glazed window to the side aspect.

OUTSIDE

To the front a driveway provides parking for up to four vehicles and leads to a SINGLE GARAGE 2.33m x 6.01m (7'8 x 19'9) with power and lighting plus two upvc windows to the side overlooking the rear garden. The front garden is primarily laid to lawn with a wraparound pathway across the front of the property and down the other side which leads to the rear garden. The rear garden is very low maintenance with gravel and an adjacent laid to lawn area.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the traffic lights up Station Hill. Continue straight on at the next lights passing the railway station on your right and on into Hlgher Fore Street. At the next junction turn right and take the left fork at the triangle into St Day Road. At the roundabout continue straight over and follow this road all the way into the hamlet of Vogue. Continue up the hill into the village of St Day passing the post office on the right hand side. At the T junction turn right and take the second turning right into Bosawna Close where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

Please note that this property is of steel frame construction.

SERVICES

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

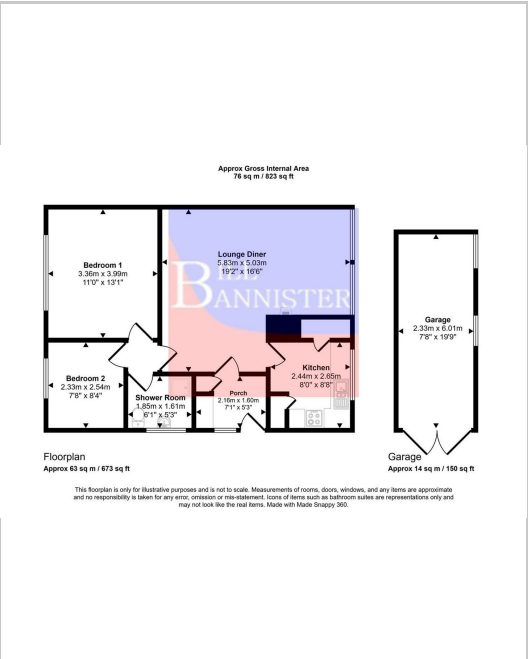
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -
EE - Good outdoor only, Three - Variable outdoor only, O2 - Good outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).

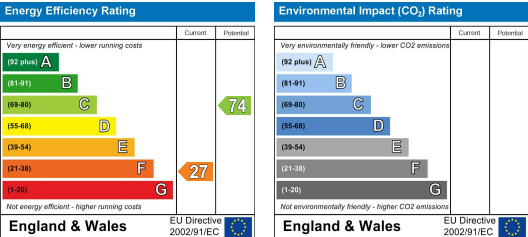
Area Map



Floor Plans



Energy Efficiency Graph



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