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BILL BANNISTER

Sales & Lettings



89 Treganoon Road

Mount Ambrose, Redruth, TR15 1NZ

£199,950



Ideal for first time buyers or investment purposes, this semi detached bungalow is now in need of updating and is offered with the benefit of no onward chain. The property has two bedrooms, a lounge/diner, a kitchen and a remodelled shower room. It is double glazed and this is complemented by gas fired heating. Externally there is parking to the front for several vehicles and a well enclosed rear garden.



Tucked away in the far left hand corner of Treganoon Road, this semi detached bungalow borders on to a public open space and has a good degree of seclusion to the rear. Now in need of updating and improvement to your own requirements, it is offered at a price that in our opinion fairly reflects the amount of work that will need to be carried out. A hallway leads through to a lounge/diner and the kitchen has had work done with modern units and splash backs. The bathroom has been reconfigured with a walk-in double shower, a modern pedestal basin and wc. In our opinion these two rooms are perfectly acceptable for the time being. The property is double glazed and has gas heating with the boiler having been replaced in 2019. It is situated on a corner plot being well enclosed to the side and rear bordering an open space. To the front a driveway provides parking for several vehicles. There is plenty of scope for the keen gardener to make their own mark on the grounds. The exterior of the property is stone chipped for ease of maintenance and we are informed that the facias and soffits were replaced in 2020 as was the front door (we are awaiting confirmation of these improvements). Treganoon Road gives access to Mount Ambrose with bus services, a post office/store and the A30 is within perhaps two miles.

RECESSED PORCH

HALLWAY

Built-in cupboard and loft access via a fold-away ladder housing the gas boiler with partial boarding and an electric light.

LOUNGE/DINER

10'6" x 14'7" (3.21m x 4.47m)
Patio doors to the rear garden and a radiator.

KITCHEN

9'0" x 8'7" (2.76m x 2.63m)
Partially updated with a single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath plus splash backs. Space for white goods and a radiator.

BEDROOM 1

10'4" x 13'2" (3.16m x 4.03m)
Radiator and a recess that would make useful storage with the installation of wardrobe doors etc.

BEDROOM 2

9'0" x 8'7" (2.75m x 2.62m)
With a radiator.

SHOWER ROOM

5'4" x 6'7" (1.65m x 2.01m)
Updated with a double size shower cubicle having a Triton electric shower and a Respatex surround. Pedestal basin with a medicine cabinet above and a low wc with a Respatex wall behind for ease of maintenance.

OUTSIDE

There is a front garden with a side path leading to the entrance door. A tarmac driveway provides parking for several vehicles and there is a small extra area of ground which will be shown to you upon viewing. The rear garden is roughly square being well enclosed and giving a good degree of shelter. There is also a patio area outside the lounge. The garden is now in need of total remodelling and offers endless scope for someone with imagination and who is a keen gardener.

DIRECTIONS

Leaving the A30 westbound at the Scorrier/Redruth exit proceed straight over the mini roundabout and at the next mini roundabout turn right passing the petrol station on your right hand side. Turn right at the next roundabout by the Factory Shop and then first left into Cardrew Way. Turn left into Treganoon Road and continue all the way through to the very end where the bungalow will be found at the end in the left hand corner.

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 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

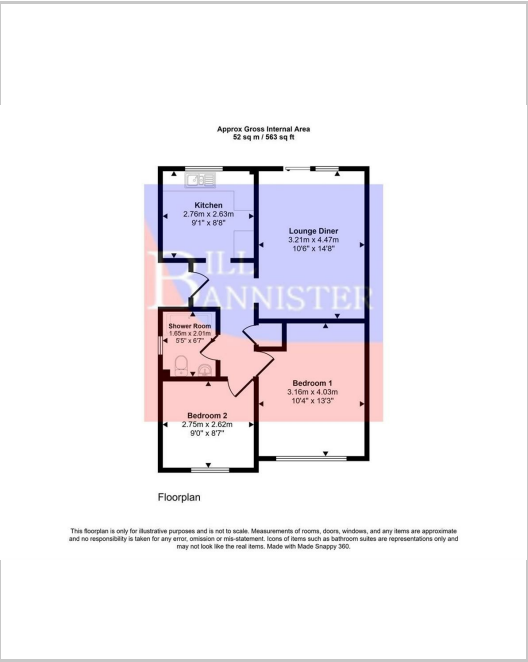
Mobile signal -

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

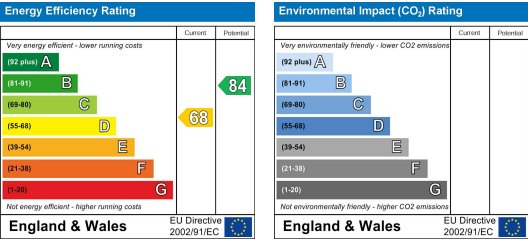
Area Map



Floor Plans



Energy Efficiency Graph



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