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BILL BANNISTER

Sales & Lettings



4 Lamanva Road

Voguebeloth, Illogan, Redruth, TR16 4EZ

£339,950



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Situated in a popular residential location, this well presented detached bungalow offers three bedroomed accommodation. The property benefits from two reception rooms, a well appointed kitchen and a shower room. Heating is via a gas system together with a wood burner in the lounge and the property is double glazed. It also benefits from an air circulation system. There is a considerable amount of laminate flooring for ease of maintenance and the master bedroom has a generous double wardrobe. In the dining area French doors lead out to a raised decked area being enclosed with posts and rails. The garden itself is a good feature of the property, being carefully maintained and improved by the vendors and we feel it would be of interest to the keen gardener. In addition to the long garage, there is also plenty of parking and a turning space to the front. Lamanva Road has good access to bus services, there is a doctor's surgery across the road and shopping facilities together with a chemist and a public house can be found in Paynters Lane End which is within approximately half a mile. Further shopping facilities are available in the out of town multiples at Pool being midway between Redruth and Camborne. The north coast at Portreath together with Tehidy Woods and golf course are within some three miles and access is given to the A30.

ENTRANCE PORCH

Upvc stable door and a further door to:

HALLWAY

Laminate flooring, a Drimaster air circulation unit and loft access with a foldaway ladder, electric lighting and boarding providing very useful extra storage facilities. Large built-in cupboard.

LOUNGE

10'10" x 15'5" (3.31m x 4.72m)

Corner wood burning stove and hearth. Radiator and glazed double doors to:

DINING ROOM

8'10" x 11'5" (2.71m x 3.50m)

With a deep cupboard and double doors to the rear. Radiator.

KITCHEN

9'8" x 8'3" (2.95m x 2.54m)

One and a half bowl stainless steel sink unit flanked by working surfaces with cupboards and drawers beneath plus splash backs. Space for white goods and complementary eye level cupboards with an extractor hood. Door to the rear garden.

BEDROOM 1

12'2" x 13'8" (3.73m x 4.18m)

Radiator.

BEDROOM 2

10'11" x 8'4" (3.33m x 2.55m)

Radiator.

BEDROOM 3

8'7" x 10'5" (2.62m x 3.19m)

Radiator.

SHOWER ROOM

7'3" x 8'2" (2.22m x 2.50m)

A double size walk-in shower with a mains shower. Enclosed wash hand basin and a wc. Tiled walls, a mirror and a shaver point. Airing cupboard housing a Worcester gas combination boiler.

OUTSIDE

To the front there is an attractive lawned garden with well established hedging. A driveway provides parking and turning for several vehicles and leads to a GARAGE 2.68m x 6.79m (8'10 x 22'3) with an up and over door, a rear pedestrian door and storage facilities. The rear garden is thoughtfully presented with lawned areas, three substantial vegetable areas and flower and shrub borders. There is a raised decked area being enclosed on two sides. A garden store is also provided.

DIRECTIONS

From our office in Redruth proceed along Chapel Street and down to the roundabout by Tesco. Continue straight on, under the bridge and fork left onto the Old Potreath Road. Continue to the crossroads at Sparnon Gate and turn left towards Voguebeloth. Turn left just before Homecroft surgery and then first right where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 12 Mbps, Superfast 75 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



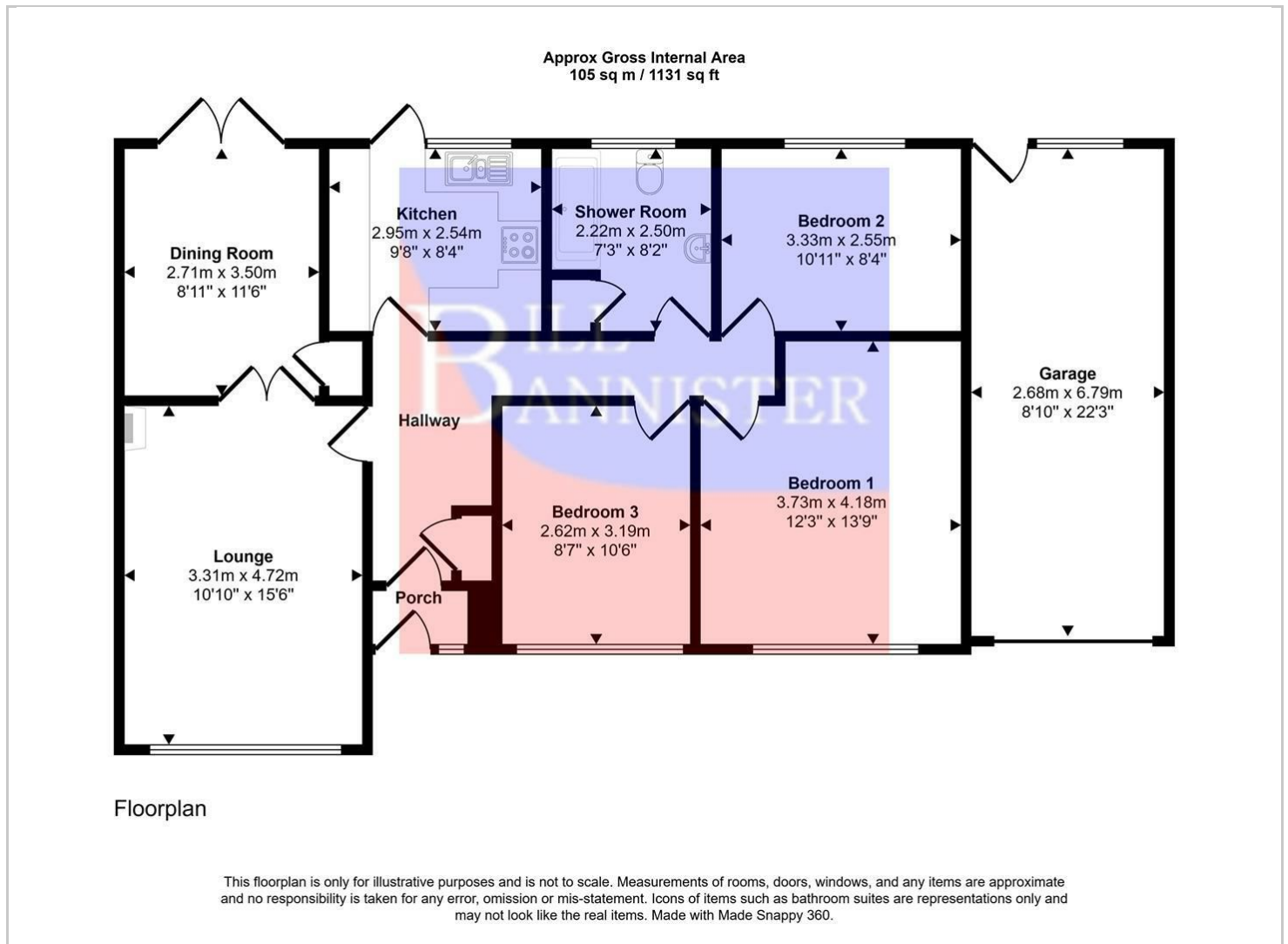
Hybrid Map



Terrain Map



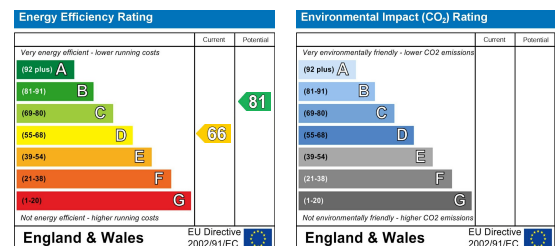
Floor Plan



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.