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BILL BANNISTER

Sales & Lettings



15 Trevelthan Road

Illogan, Redruth, TR16 4DX

£289,950



This well presented detached bungalow is situated in a cul-de-sac location and offers family sized accommodation. It benefits from three bedrooms, a lounge, fitted kitchen, a rear conservatory and a shower room. The property is double glazed and this is complemented by gas fired heating. Externally there are enclosed gardens to both front and rear plus the bonus of a garage with an undercover area and driveway parking.



Offered with no onward chain and being well presented, this detached bungalow also has the benefit of an added conservatory. Three bedrooms are provided together with a lounge and a kitchen/diner. In addition to the gas heating there is a coal effect gas fire to the lounge and this is set in a slate surround. The kitchen offers some appliances and there is also a shower room. Externally there is a garden to the front and a pleasant enclosed lawned rear garden taking advantage of the sunny aspect. In addition to the garage there is an undercover area useful for extra parking. Trevelthan Road gives access to Paynters Lane End which has bus services, a fish and chip shop, a general store and a public house . The north coast at Portreath is within approximately three miles and it is also convenient for Redruth, Camborne and the A30.

HALLWAY

With fitted cupboards and a upvc door with leaded light inserts.

LOUNGE

11'11" x 15'6" (3.64m x 4.74m)

Focusing on a slate fire surround with an inset gas coal effect fire. Small bow window and a radiator.

BEDROOM 1

10'5" x 10'4" (3.20m x 3.17m)

With a radiator.

BEDROOM 2

10'1" x 9'10" (3.09m x 3.00m)

With a radiator and a door leading to:

CONSERVATORY

11'3" x 7'4" (3.44m x 2.24m)

Double doors with an outlook over the garden and internal access to the garage.

BEDROOM 3

7'3" x 6'9" (2.23m x 2.07m)

With a radiator.

KITCHEN

8'9" x 10'3" (2.68m x 3.14m)

One and a half bowl stainless steel sink unit, plenty of working surfaces with cupboards and drawers beneath plus complementary eye level units. Wall mounted Baxi combi gas boiler. Fitted oven, hob and hood plus further space for white goods.

SHOWER ROOM

7'10" x 4'10" (2.40m x 1.49m)

Walk-in shower with a Mira electric shower, curtain and rail. Wash hand basin and a low level wc. Two tiled walls and a radiator.

OUTSIDE

To the front there is a lawned garden and a side driveway which is partly covered giving dry access to the property. This leads to a GARAGE 2.49m x 4.64m (8'2" x 15'3") with an up and over door, power connected and a rear pedestrian door. The rear garden is well enclosed being laid to lawn with a useful shed tucked away to one corner.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Follow this road into Broad Lane and over the A30. Take the third right into Richards Lane and at the crossroads turn right into Trevelthan Road where the property will be found in a small cul-de-sac on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating. There are leased solar panels.

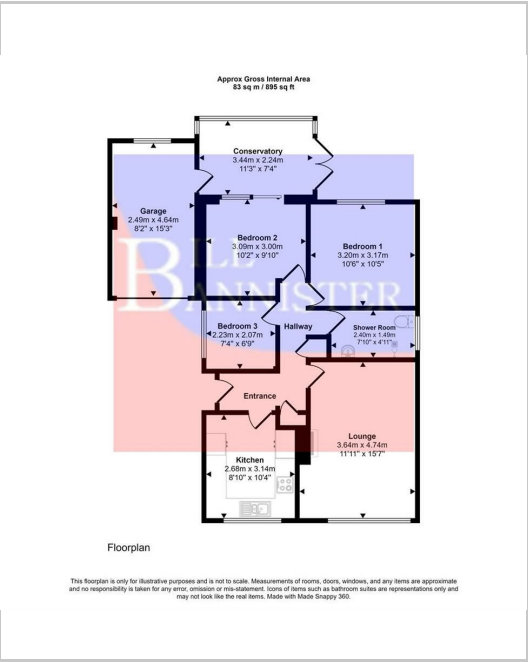
Broadband highest available download speeds - Standard 4 Mbps, Superfast 78 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

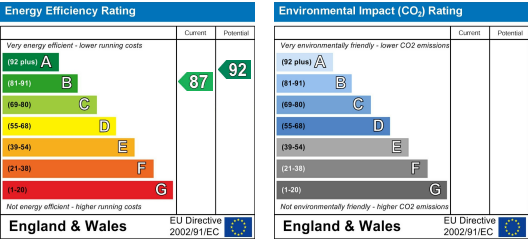
Area Map



Floor Plans



Energy Efficiency Graph



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