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BILL BANNISTER

Sales & Lettings



17 Trevingey Close

Redruth, TR15 3BX

Guide Price £320,000



Situated in a popular residential location, this detached bungalow is offered with no onward chain and benefits from well proportioned family living accommodation. There are three bedrooms, a lounge/diner, kitchen/breakfast room, a sun room, bathroom and a separate wc. The property is double glazed and this is complemented by gas fired heating. Externally there are beautiful well stocked gardens to both front and rear, a garage and driveway parking.



With the benefit of no onward chain, we are pleased to bring to market this three bedroom detached bungalow with a separate detached single garage. Offering stunning south westerly views from the front towards Carn Brea monument, internally the property benefits from a sun room on entry that takes great advantage of those views through two large windows. A dual aspect lounge/dining room gives pleasant views over both front and rear gardens whilst the kitchen/breakfast room provides a good family social space backed up by ample storage space. Three bedrooms, two of which are doubles with the benefit of built-in wardrobe space are complemented by a bathroom and separate WC. The front bedroom also benefits from already emphasised views. Externally, a delightfully presented front garden gives access to the rear of the property on both sides giving a wraparound effect. A tarmac driveway offers ample parking for three to four vehicles in addition to the separate detached single garage which can also be accessed from the rear of the property. The rear garden is an absolute delight, a truly quiet and peaceful haven that has been well looked after and would be much appreciated by those with gardening aspirations whilst also offering an enclosed environment for children and pets alike. In terms of location, Carn Brea monument is within walking distance and furthermore, it is less than a twenty minute walk or short drive into Redruth town centre which has shops, cafes, a cinema and public houses. A main line railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach on the north coast is within fifteen minutes drive as well as many other local beaches and attractions, including Tehidy Country Park and Tehidy Park Golf Club being nearby.

Upvc front door with obscure double glazed decorative panel leading to::

SUN ROOM

7'8" x 15'8" (2.36m x 4.80m)

With south westerly views towards Carn Brea. Two upvc double glazed windows with decorative glazed top openings overlooking the front garden, aspect and views beyond. Electric heater, a stone wall feature, parquet floor and upvc sliding patio doors leading to:

L SHAPED HALLWAY

Radiator, smoke alarm, full height storage cupboard with louvre doors and a loft access hatch with a second smoke alarm. Door leading to:

LOUNGE/DINER

20'3" x 9'10" (6.18m x 3.00m)

A dual aspect room with a upvc double glazed window overlooking the front garden and aspect with a radiator below. Upvc double glazed window overlooking the rear garden and aspect with a radiator below. Serving hatch to the kitchen. Open fire set in a slate hearth and fireplace. Door to:

KITCHEN/BREAKFAST ROOM

5'8" x 8'9" + 9'8" x 9'0" (1.73m x 2.68m + 2.97m x 2.75m)

Radiator, storage cupboard with louvre doors housing a Worcester boiler with further storage cupboard below. Six further storage cupboards configured into two groups of three. A breakfast bar leads to the kitchen area with a range of eye level and base storage cupboards and drawers. Tiled splash backs, stainless steel sink and drainer below a upvc double glazed window the rear garden and aspect. Integrated electric Worcester oven and hob with tiled splash back and a Jackson extractor above. Space and plumbing for washing machine plus space for a fridge. Wood panelled ceiling feature.

BEDROOM 1

9'3" x 10'8" (2.82m x 3.26m)

Upvc double glazed window overlooking the front garden and aspect with south westerly views towards Carn Brea. Radiator and a triple built-in wardrobe with hanging space and shelved storage.

BEDROOM 2

9'11" x 7'10" (3.03m x 2.39m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below. Built-in double wardrobe with hanging space and shelved storage.

BEDROOM 3

6'3" x 9'8" (1.92m x 2.95m)

Upvc double glazed window overlooking the side aspect with a radiator below.

SEPARATE WC

Low level wc and an obscure double glazed window to the rear aspect. Wood panelled ceiling.

BATHROOM

7'11" x 4'7" (2.42m x 1.42m)

Wash hand basin with a tiled splash back and a bath with a Gainsborough Energy 2000X electric shower over, wall mounted radiator below and a tiled splash back. Upvc obscure double glazed window to the rear aspect. Fixed mirror and two wall mounted mirrored medicine cabinets. Double storage cupboard with slatted shelving.

OUTSIDE

To the front low level gates lead to a tarmac driveway providing parking for up to four vehicles and leads to a SINGLE DETACHED GARAGE 2.71m x 6.23m (8'11" x 20'5") with an up and over door, a side upvc door with two obscure double glazed panels, a barred single glazed rear window, lighting and power. The front garden offers stunning views towards Carn Brea. A pathway leads to the front door which is joined by a second pathway from the pedestrian gate. It is bordered by a dwarf wall and has a small lawn area and a striking centre Palm Tree. There are two feature areas of mature bushes and plants and a further border of mature bushes and plants with a patio feature. A side pathway gives access to the rear garden with a rear patio area, low level storage cupboards, a coal bunker and an external tap. The pathway at the rear is bordered by a raised border of mature bushes and steps lead up to a very spacious mainly laid to lawn garden with hedging and fir tree borders. There is a garden shed and a range of selectively placed bushes and trees to include two fruit trees.

DIRECTIONS

From our office in Redruth proceed up West End and take the first turning left by the car park into Coach Lane. At the top bear right into Trevingey Road,, continue down the hill and turn right into Trevingey Close where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

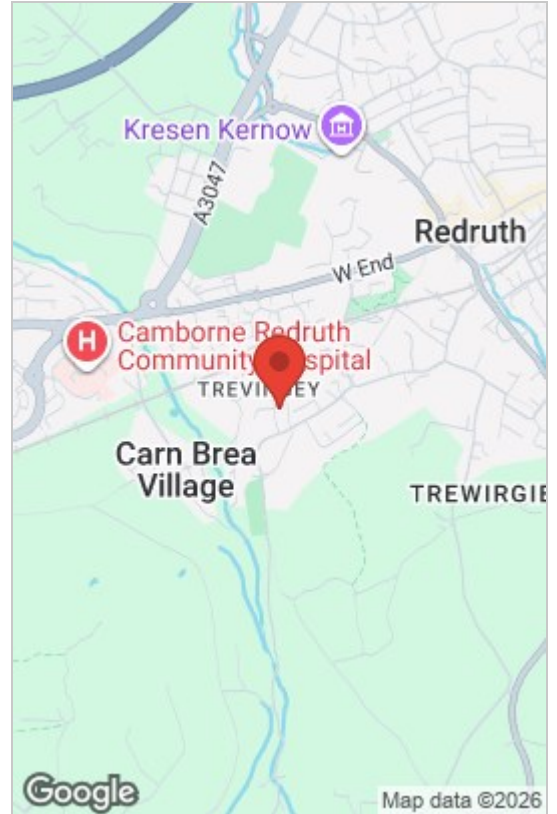
SERVICES

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

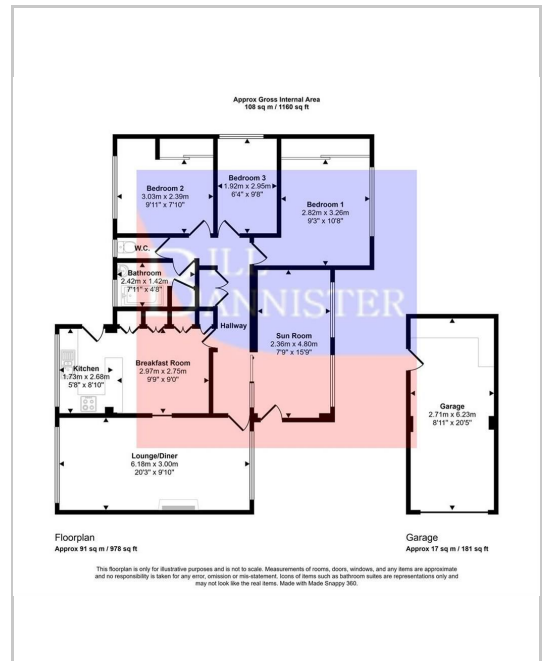
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

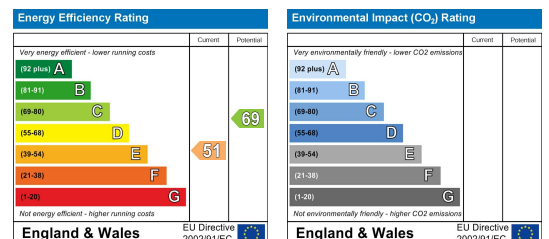
Area Map



Floor Plans



Energy Efficiency Graph



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