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BILL BANNISTER

Sales & Lettings



23 Penlean Close

Mount Ambrose, Redruth, TR15 1NU

£285,000



Offered for sale with no onward chain, this modern garage linked detached bungalow is set on a very generous plot and benefits from family sized living accommodation. There are three bedrooms, a lounge/diner with patio doors, a kitchen, bathroom and a rear porch. It is double glazed and this is complemented by gas fired heating. Externally there is an open plan low maintenance front garden with driveway parking leading to the garage and a much larger than average enclosed rear garden.



Tucked away in the popular cul-de-sac of Penlean Close, we must remark on the very good sized garden that this property has to both the side and rear. It really is larger than average and must be considered an important facet of this property. Offered with the benefit of no onward chain, it has a lounge/diner with patio doors to the rear garden, a kitchen, three bedrooms and a family bathroom with an electric shower. It has a gas fired heating installed in 2022 to replace the previous warm air system and solar panels are provided. The property is double glazed with several of the windows replaced in 2022. Externally, in addition to the large side and rear garden there is an area to the front and parking facilities leading to a garage. Treganoon Road gives access to shopping facilities at Mount Ambrose, bus services to Truro and the A30 is within approximately one and a half miles.

RECESSED PORCH

HALLWAY

With a shelved cupboard, a broom cupboard and an airing cupboard housing the Baxi gas combi boiler. Loft access.

LOUNGE/DINER

15'10" x 12'6" (4.85m x 3.83m)
With patio doors to the rear garden, a window to the side and a radiator.

KITCHEN

10'11" x 8'11" (3.35m x 2.72m)
Single drainer stainless steel sink unit plus working surfaces with storage cupboards beneath and space for white goods. There is a tall cupboard, two eye level cupboards and splash backs.

BEDROOM 1

11'0" x 8'8" (3.37m x 2.66m)
With a wardrobe and a radiator.

BEDROOM 2

8'2" x 10'10" (2.50m x 3.31m)
With a wardrobe and a radiator.

BEDROOM 3

7'11" x 7'9" (2.42m x 2.38m)
With a radiator.

BATHROOM

5'0" x 7'3" (1.54m x 2.22m)
Twin grip panelled bath with a Mira electric shower. Pedestal wash hand basin with a splash back and a wc. Ladder radiator.

OUTSIDE

To the front there is an open plan gravelled area. A side driveway provides parking and leads to a GARAGE 4.86m x 2.76m (15'11" x 9'1") with an up and over door, an internal pedestrian door, a tap and shelving. A REAR PORCH 1.48m x 2.32m (4'10" x 7'7") also gives access to the garage and has a radiator with a door to the rear garden. The rear lawned garden is in our opinion of particularly generous proportions, is enclosed and sweeps around to the side. This is an important feature of the property being of particular interest for the keen gardener or for those wishing to extend the property subject of course to any planning permission that may be necessary.

DIRECTIONS

Leaving Redruth town towards Truro, proceed through East End and over the brow of the hill into Mount Ambrose. At the bottom by the roundabout turn left towards Treleigh, take the first left into Cardrew Way, first left into Treganoon Road and then left again into Penlean Close. The property will then 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 Leased solar panels.

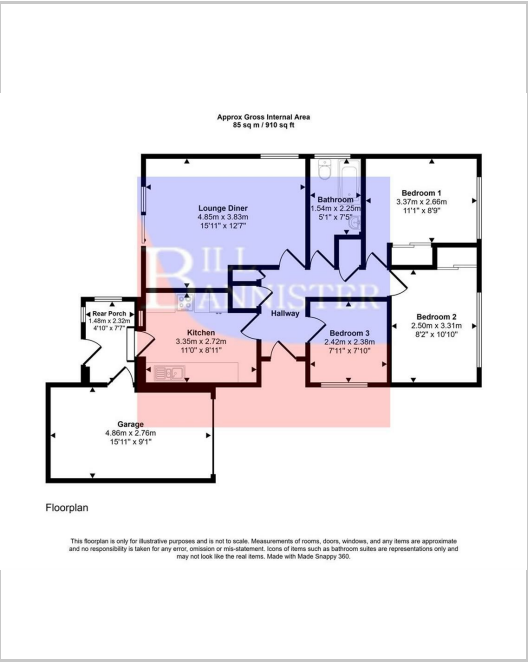
Broadband highest available download speeds - Standard 8 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

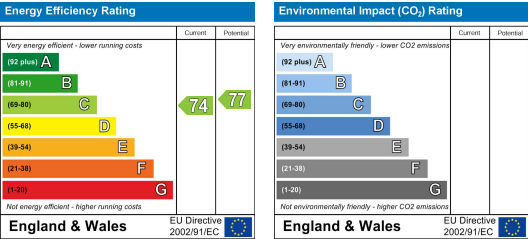
Area Map



Floor Plans



Energy Efficiency Graph



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