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Sales & Lettings



## 86 Roseland Gardens

Redruth, TR15 1PY

**£249,950**



Offered for sale with the benefit of no onward chain, this well presented semi detached bungalow is situated in a popular residential location. The accommodation offers two bedrooms, a lounge/diner, a kitchen and shower room. The property is double glazed and this is complemented by gas heating. Externally there is a driveway providing parking for several vehicles leading to the garage and there is well enclosed mature rear garden.



Occupying an elevated position within this well established and popular estate, we are delighted to bring to market this two bedroomed bungalow with good parking, for sale with the added benefit of no onward chain. Set back from the road, the property is approached via a gently rising driveway, which gives an added sense of privacy. On entry, you will find an L shaped hallway that gives access to all internal accommodation. To the front of the property, you will find the lounge/diner and fitted kitchen, both of which take advantage of the elevated outlook over the immediate area and the subsequent far reaching views towards the North Cornish coast. To the rear, there are two bedrooms, both of which have the benefit of built-in wardrobes and these are complemented by a family shower room with a double shower cubicle. Heating is via gas central heating which is complemented by double glazing throughout. Externally, to the front, there is a generous ascending driveway that offers parking for up to three vehicles which leads to a single garage with up and over door. The front garden is otherwise laid to lawn with mature hedging borders. To the rear, there is a very pleasant fully enclosed south easterly facing garden which has a patio area preceding two raised lawned sections with mature borders of bushes, hedging and shrubs. In terms of location, the property is ideally placed for a number of local schools whilst Redruth town centre is around one mile distant and offers a variety of both independent and chain stores, cafes, a cinema and public houses. A main line railway station in the town gives links to London whilst there are also bus services to Truro and Falmouth. Furthermore, there is good access to the A30 which can be reached in around six minutes by car. Further afield, both Portreath and Porthowan beaches can be reached within a fifteen minute drive whilst Tehidy Country Park & Golf Club are within twenty minutes.

A upvc front door with two obscure double glazed panels.

#### HALLWAY

L shaped with a radiator and loft access. There is a mains smoke alarm and a door opens into a full height storage cupboard which houses a Worcester Greenstar I boiler. Second full height storage cupboard with a radiator and storage shelves above.

#### KITCHEN

8'11" x 8'2" (2.72m x 2.5m)

Range of eye level and base level storage cupboards and drawers. A one and a half stainless steel sink and drainer with metro tiled splash backs which overlooks the front garden with extended far reaching views to the North Cornish coast. There is a mains heat alarm, space for an electric cooker and under counter separate fridge and freezer.

#### LOUNGE/DINER

10'4" x 14'8" (3.17m x 4.48m)

Upvc double glazed window overlooking the north westerly aspect towards the coast. Radiator.

#### BEDROOM 1

10'4" x 11'5" (3.16m x 3.49m)

Upvc double glazed window. Radiator and a large built-in wardrobe with hanging space and storage shelves above.

#### BEDROOM 2

8'9" x 7'4" (2.67m x 2.24m)

UPVC double glazed patio doors open out onto the rear garden and patio. Radiator and a built-in single wardrobe with hanging space and storage space above.

#### SHOWER ROOM

5'4" x 5'11" (1.65m x 1.81m)

Partially tiled with a low level WC and a wash hand basin with a tiled splash back and mirrored medicine cabinet above. Double shower cubicle with double sliding doors and a Triton Cara electric shower. Obscure double glazed window to the side aspect. Radiator.

#### OUTSIDE

There is a semi detached SINGLE GARAGE 2.95m x 6.11m (9'8" x 20'1") with lighting and power, an up and over door and a single clear glazed window to the side and to the rear overlooking the rear garden. The front of the property has a driveway providing parking for up to three vehicles leading up to the garage. There is a front garden which is primarily laid to lawn with mature hedging borders and concrete steps lead up to an inset front door with a light above. To the rear patio doors from bedroom 2 lead onto a step and then onto a slabbed patio. There are steps down onto a side pathway which runs alongside the garage. There is a upvc side access door with a clear double glazed panel into the garage. There rear garden has raised lawned areas with mature bushes and shrubs. There is an outside tap with a plumbing connection to enable use of a washing machine in the garage and an outside light.

#### DIRECTIONS

From our office in Redruth turn right into Penryn Street and then first left into Station Hill. Continue on passing the railway station on your right and up into Higher Fore Street. At the junction proceed straight on into East End and turn left opposite Morrisons Daily shop into Drump Road. Turn right at the roundabout and take the next right into Roseland Gardens. Proceed through the estate and the property will be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B

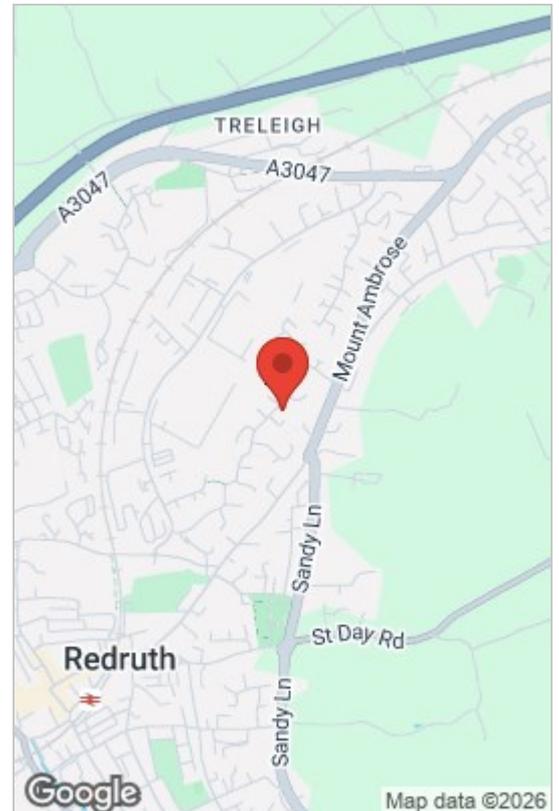
#### SERVICES

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

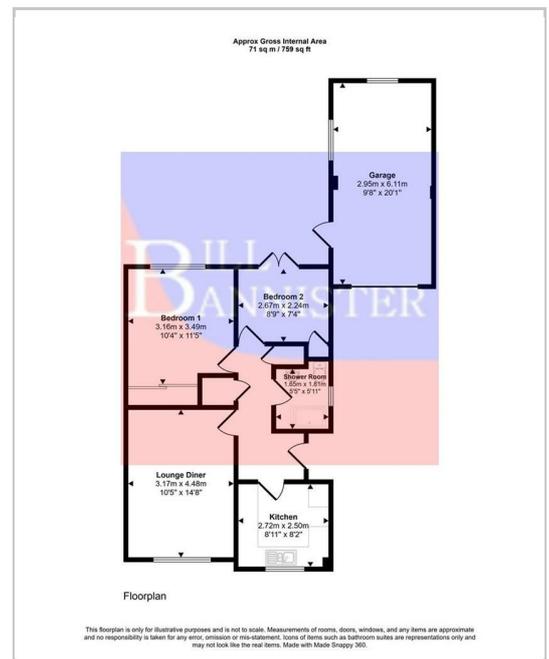
Broadband highest available download speeds - Standard 27 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

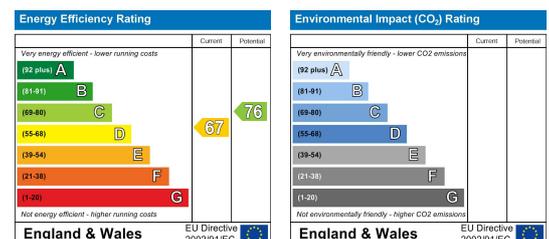
## Area Map



## Floor Plans



## Energy Efficiency Graph



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