

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



90 Treloweth Way

Pool, Redruth, TR15 3TS

£259,950



Offered for sale with no onward chain, this modern detached bungalow benefits from well presented accommodation. There are two bedrooms, an L shaped lounge/diner, a kitchen and bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is the bonus of a larger than average garage, driveway parking for up to four vehicles, an open plan front garden and a good sized well enclosed south facing rear garden.



This presents an opportunity to purchase a detached bungalow in a popular location and being offered with no onward chain. The property has two bedrooms together with an L shaped lounge/diner, a kitchen and a bathroom. Externally, we must point out the fact that there is a very substantial garage larger than your normal single and this has a pitched roof, a loft with storage and when constructed it was built one block higher than normal with a slightly extended garage door therefore giving access for something taller than your average vehicle. The vendor suggests that a Volkswagen camper van would fit in there. It is well appointed with power, water, gas and a telephone socket. To the front there is a driveway with double gates effectively closing off the rear part of the property. There is also a front driveway and garden together with a well established Christmas tree. Constructed by a well known local builder, the property is set in a cul de sac and gives level access to shopping facilities, bus services, the north coast at Portreath and the golf links at Tehidy.

ENTRANCE HALL

Approached by an obscure glazed door. Radiator and loft hatch.

LOUNGE/DINER

15'0" x 9'10" + 7'2" x 11'4" (4.59m x 3.00m + 2.19m x 3.46m)
L shaped with a focal point wall mounted coal effect gas fire. Two radiators. Patio doors to the rear and laminate flooring to the dining area.

KITCHEN

7'0" x 11'6" (2.15m x 3.51m)
Single drainer composite sink unit with a mixer tap. Adjoining working surfaces with cupboards and drawers beneath. Splashbacks and space for white goods. Eye level units and a linen cupboard. Wall mounted Ideal Logic combi boiler installed in 2015. Gas and electric cooker points. Half glazed rear door and a radiator.

BEDROOM 1

9'7" x 7'10" (2.93m x 2.41m)
With a fitted wardrobe and a radiator.

BEDROOM 2

7'6" x 9'3" (2.30m x 2.82m)
With a fitted wardrobe and a radiator.

BATHROOM

5'0" x 8'1" (1.54m x 2.47m)
Twin grip panelled bath with a tiled surround and a Mira mixer shower, curtain and rail. Enclosed wash hand basin and an enclosed cistern WC. Extractor fan and a radiator.

OUTSIDE

The bungalow has a low maintenance stone chipped exterior and there is an open plan front garden with a centrally positioned Christmas tree that has been there for some years. The side provides plenty of parking and double gates open onto further parking and turning facilities. There is a substantial GARAGE 4.54m x 6.00m (14'11" x 19'8") which has been extensively fitted with a substantial work bench and vice, storage and also a 30amp electric supply which we understand makes it suitable for perhaps a mig welder. There is a tall up and over door, a side pedestrian door and a window overlooking the side garden. The rear garden is lawned for the most part, is well enclosed and has some borders. Up to date electrical and gas certificates are available.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Continue along here passing the school on your left and then turn left by the Guinness Trust Flats. Turn right into Treloweth Way and take the second right and the property will be found on the right.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

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

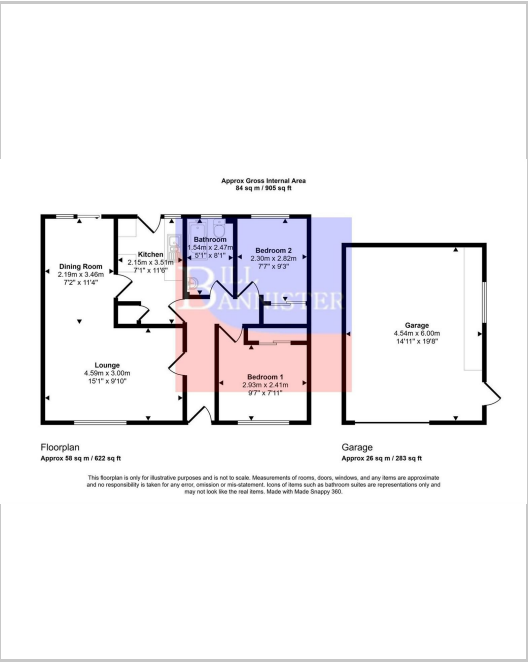
Broadband highest available download speeds - Standard 2 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

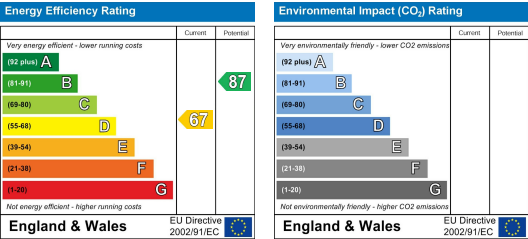
Area Map



Floor Plans



Energy Efficiency Graph



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