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# BILL BANNISTER

Sales & Lettings



## 31 Bosvean Gardens

Paynters Lane, Redruth, TR16 4DH

**£269,950**



This modern detached bungalow offers very well presented accommodation and is situated in a popular residential area. The property has two bedrooms, a lounge, a fitted kitchen/diner with appliances, a shower room and the bonus of a conservatory extension. Externally there is a garage with driveway parking, a lawned front garden and a lovely well enclosed rear garden.





Situated in a cul-de-sac location, Bosvean Gardens is a popular residential part of Illogan. Well presented by the owner, it benefits from two bedrooms, a lounge, a fitted kitchen/diner, a shower room and the addition of a conservatory extension to the rear. The property is double glazed and this is complemented by a gas fired heating system. Externally there is lawned front garden, parking to the side for several vehicles and a garage. The rear garden is thoughtfully laid out with lawns, a raised decked area and a circular area. It is well enclosed and takes advantage of the sun. Level access is given to Paynters Lane End which is part of Illogan and offers shopping facilities, a public house and bus services. You will also find the golf course at Tehidy plus the woods and the north coast at Portreath is within about three and a half miles.

Steps and a part coloured glass front door to:

HALLWAY

Focusing on a triple built-in cupboard housing the Worcester combi gas boiler. There is loft access and a radiator.

LOUNGE

12'9" x 14'1" (3.89m x 4.30m)  
Two alcoves and a radiator.

KITCHEN/DINER

9'4" x 15'6" (2.87m x 4.74m)  
Well equipped having an oven, a hob, a cooker, a washing machine, a dishwasher and a fridge. There is also a single drainer sink unit with storage facilities beneath flanked by working surfaces with complementary eye level units.

BEDROOM 1

12'3" x 9'4" (3.75m x 2.87m)  
With a radiator.

BEDROOM 2

9'6" x 9'9" (2.90m x 2.99m)  
With a radiator and access to:

CONSERVATORY

8'4" x 8'9" (2.56m x 2.69m)  
With an electric radiator.

SHOWER ROOM

5'6" x 6'11" (1.69m x 2.11m)  
Shower cubicle with a mains shower and tiled walls. Enclosed wash hand basin and a low level wc. Ladder radiator, spot lighting, shaver point and an extractor.

OUTSIDE

There is a lawned front garden with borders and a driveway provides parking for several vehicles leading to a GARAGE 2.66m x 5.22m (8'9 x 17'2) with an up and over door and a rear pedestrian door. The rear garden has lawns, a raised decked area and a circular paved area. The garden is well enclosed and enjoys a sunny aspect.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Follow this road along and over A30 until you come to a right hand turning marked Richards Lane. Proceed down here to the staggered crossroads, turn left and then second left where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

SERVICES

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

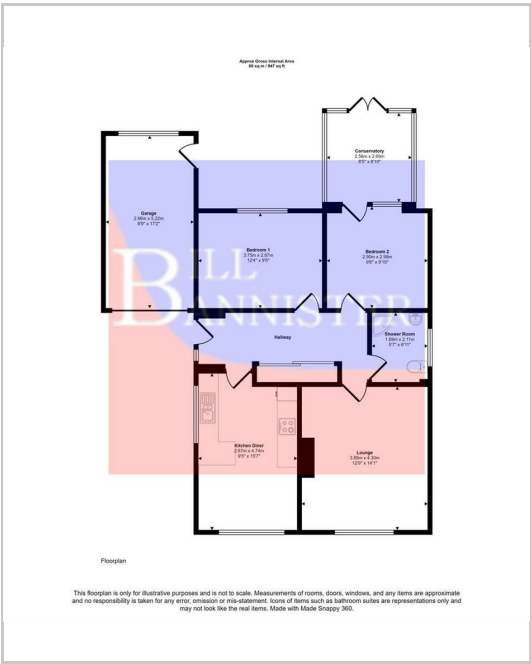
Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

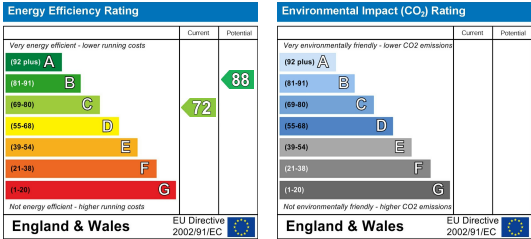
Area Map



Floor Plans



Energy Efficiency Graph



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