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# BILL BANNISTER

Sales & Lettings



## 7 Penlean Close

Mount Ambrose, Redruth, TR15 1NU

**£239,950**



Offered for sale with no onward chain, this modern semi detached bungalow is very well presented and benefits from two bedrooms, a lounge/diner with patio doors, a kitchen and a shower room. The property is double glazed and this is complemented by gas fired heating. Externally there is lawned front garden, a well enclosed low maintenance rear garden, a single garage with an electric door and the bonus of driveway parking for two/three vehicles.





We are very pleased to bring to market this well presented modern two bedroom semi-detached bungalow situated within a cul-de-sac in a popular residential area on the outskirts of Redruth, on the Truro side. Internally, the property benefits from a good sized lounge/living room/diner with sliding patio doors to access the rear garden. There are two bedrooms, one of which benefits from a large built in wardrobe with additional storage to the side. There is a second bedroom and a family shower room. There is a modern kitchen to the rear with some integrated appliances. The property is also fitted with a security alarm. Externally, this bungalow has a manageable laid to lawn front garden with a driveway to the side of the property that would allow for parking of two/three vehicles. The driveway leads to a single garage with electric up and over door. The rear garden is very low maintenance made up primarily of patio slabs. In terms of location, there is a post office/convenience store along with a public house, all within a few minutes walk. There are also local bus services. Redruth town is within two miles. Portreath Beach can be reached in under fifteen minutes by car and Perranporth and the city of Truro can both be reached in around twenty minutes or less.

Upvc front door with two obscure double glazed panels leading to:

L SHAPED HALLWAY

Loft access hatch which is vented. A low level storage cupboard housing a Worcester boiler with shelving. Smoke alarm

KITCHEN

8'8" x 8'10" (2.66m x 2.70m)  
Fitted with a range of eye level and base level storage cupboards and drawers. Breakfast bar with a roll edge work surface and a further roll edge work surface with a tiled splash back. Single stainless steel sink and drainer and a radiator. Upvc double glazed window overlooking the rear garden and aspect with far reaching north westerly views over the countryside. Integrated washing machine, integrated fridge/freezer and space for a gas cooker.

LOUNGE/DINER

10'4" x 14'6" (3.16m x 4.44m)  
Upvc double glazed sliding patio doors open to steps down to the rear garden. Radiator.

BEDROOM 1

10'7" x 11'4" (3.23m x 3.47m)  
Upvc double glazed window overlooking the front garden and aspect with a radiator below. Built-in double wardrobe with mirrored doors, hanging space and shelved storage. Additional side storage cupboard with hanging space and shelved storage.

BEDROOM 2

8'9" x 7'1" (2.69m x 2.17m)  
Upvc double glazed window overlooking the front garden and aspect. Radiator and a storage cupboard with open shelving above.

SHOWER ROOM

5'5" x 5'9" (1.66m x 1.76m)  
Low level wc with a mirrored medicine cabinet above. Wash hand basin built into a vanity unit with tiled splash back, mirror and pull cord light with shaver point above. Shower cubicle with sliding glass doors, thermostatic shower with hand rail and a tiled splash back. Radiator and a high level upvc obscure double glazed window to the side aspect. Extractor fan.

OUTSIDE

To the front there is an enclosed laid to lawn area with a hedging border. A side driveway with a gravel border provides parking for two vehicles and leads to a SINGLE GARAGE 2.42m x 5.01m (7'11 x 16'5) with an electric up and over door, lighting and power, work bench and shelves above to the rear. External light and a pathway to a gate leading to the rear. The rear garden is very low maintenance being mainly slabbed with raised gravel borders of mature shrubs and plants. Steps lead up to the aforementioned patio doors leading back into the lounge/diner.

DIRECTIONS

Passing Redruth railway station on the right, continue up the hill into Higher Fore Street. At the junction continue straight on through East End and up to the mini roundabout. Proceed over and down the hill into Mount Ambrose all the way to the roundabout by the Factory Shop. Turn left and then take the first left into Cardew Way. Turn first left again into Penlean Close and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

SERVICES

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

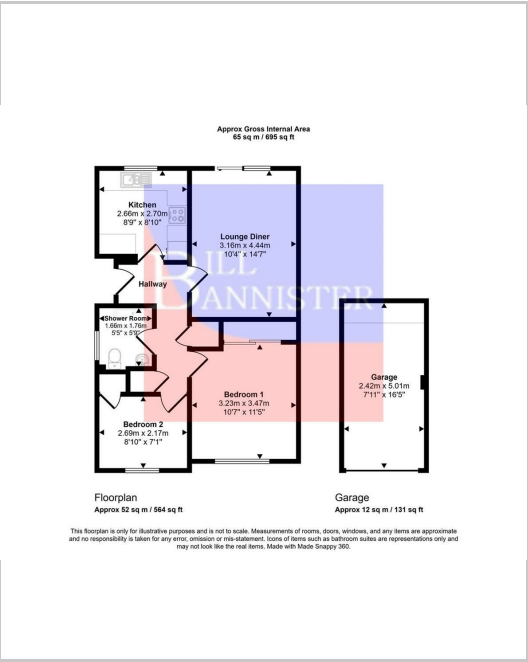
Broadband highest available download speeds - Standard 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

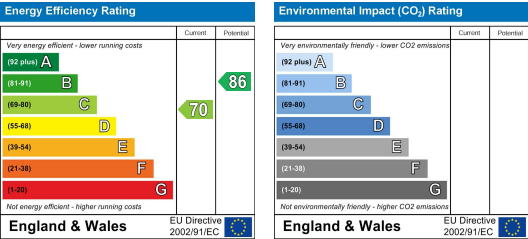
Area Map



Floor Plans



Energy Efficiency Graph



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