66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER
Sales & Lettings



15 South Park Close

Redruth, TR15 3AR

£230,000

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This well presented semi detached bungalow is tucked away in a cul-de-sac location and offers two bedrooms, a lounge with a focal point fire, a fitted kitchen, a shower room and the bonus of a rear conservatory. The property is double glazed and this is complemented by gas heating. There is a well enclosed rear garden and to the front there is a lawned garden area, driveway parking for several vehicles and a garage.







Situated in this ever popular cul-de-sac on the outskirts of the town, this presents an opportunity to acquire a two bedroom semi detached bungalow with a conservatory extension to the rear. The lounge has patio doors with an open aspect to the front and there is also an inset coal effect electric fire. Two bedrooms are provided and the kitchen is fitted with a range of units plus an oven, hob and hood. There is a shower room with tiling and a mains shower. The property has a gas heating system complemented by double glazing. Externally there is a lawned front garden and a side driveway providing parking for several vehicles leading to the garage. The rear garden is well enclosed with a courtyard area having steps leading to a lawn and behind the garage there is a storage facility. Access is given to Redruth town and at the end of South Park there is a bus stop.

LOUNGE
9'8" x 12'6" (2.95m x 3.83m)
A focal point fire surround with an inset electric coal effect fire. Patio doors to the front elevation and a radiator.

KITCHEN
6'9" x 15'6" (2.08m x 4.73m)
Fitted with a good range of working surfaces having cupboards and drawers beneath. Fitted oven, hob and hood plus space for further white goods and a dishwasher. Matching eye level units and a tall cupboard. Radiator and a window to the side overlooking the valley.

BEDROOM 1
8'11" x 11'8" (2.74m x 3.57m)
With a radiator.

BEDROOM 2
8'8" x 10'2" (2.65m x 3.11m)
With a radiator.

INNER HALL
Loft access with a gas combi boiler.

SHOWER ROOM
Shower cubicle with a mains shower, a low level wc and a wash hand basin. Ladder towel rail, extractor fan, half tiled walls and a tiled floor.

CONSERVATORY
13'10" x 5'10" (4.24m x 1.79m)
Tiled floor and double doors to the rear garden.

OUTSIDE
There is an open plan lawned front garden and a side driveway providing parking for several vehicles. GARAGE 2.61m x 5.57m (8'7 x 18'3) with an up and over door, a side pedestrian door and power connected. A side gate leads to a rear courtyard with steps up to a well enclosed and quite private lawned garden. Behind the garage is a useful storage area.

DIRECTIONS
From our office in Redruth proceed up West End, over the mini roundabout and take the next turning left into South Park. Take the first turning left and follow this road into South Park Close where the property will be facing you.

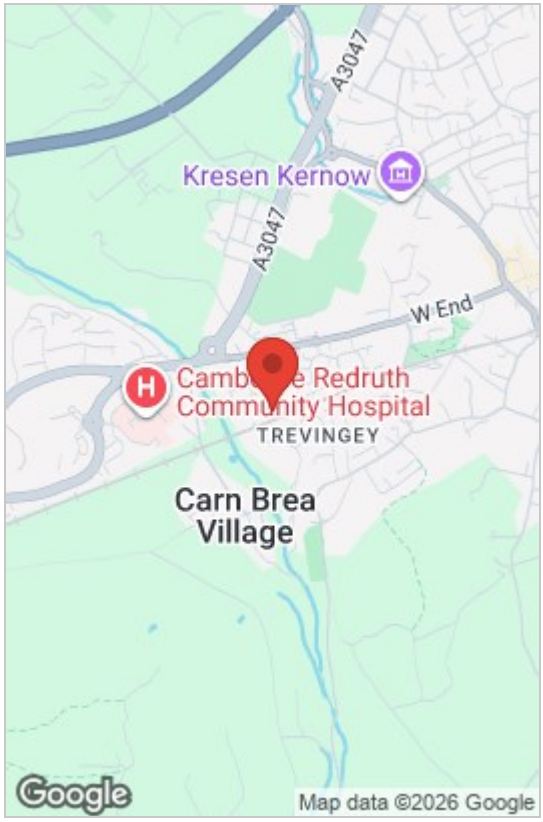
AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

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

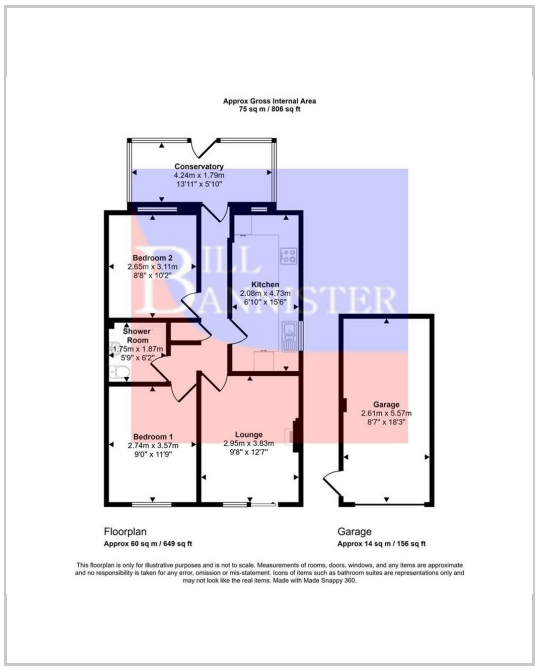
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Mobile signal Indoors - EE Good outdoor, Three Good outdoor & indoor, O2 Good outdoor & variable indoor, Vodafone Good outdoor & variable indoor (sourced from Ofcom).

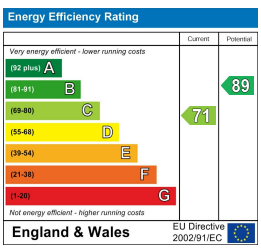
Area Map

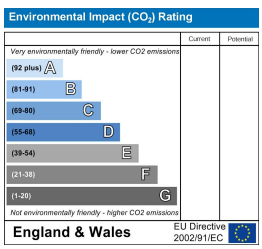


Floor Plans



Energy Efficiency Graph





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