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BILL BANNISTER

Sales & Lettings



12 Pengover Parc

Redruth, TR15 1JA

£159,950



Bill Bannister Sales & Lettings are now in receipt of an offer for the sum of £154,000 for 12 Pengover Parc, Redruth, TR15 1JA. Anyone wishing to place an offer on the property should contact Bill Bannister Sales & Lettings, 66 West End, Redruth, TR15 2SQ, (01209) 210333 prior to exchange of contracts.



We are pleased to bring to the market this two bedroom end of terrace modern home which benefits from a low maintenance exterior and stands on a corner plot in a cul-de-sac location. The property benefits from an entrance porch, a lounge and a kitchen/diner. To the first floor there are two bedrooms and a family bathroom with the rear elevation having a very good outlook. The property has gas central heating and this is complemented by double glazing. Pengover Parc is on the fringe of the town with shopping facilities nearby and together with bus services, there is easy access to the A30.

Upvc half obscure double glazed front door to:

PORCH

5'10" x 4'0" (1.78m x 1.23m)

Tiled floor and a upvc window overlooking the front aspect and garden. Upvc half obscure double glazed door to:

LOUNGE

13'4" x 14'1" (4.07m x 4.31m)

Upvc double glazed window overlooking the front aspect and garden with a radiator below. Wall mounted gas fire and stairs to the first floor. Panelled glazed door leading to:

KITCHEN/DINER

13'5" x 8'9" (4.09m x 2.68m)

Range of eye level and base storage units and drawers. Space for gas cooker with a stainless steel sink and drainer. Upvc double glazed window overlooking the rear aspect and garden. Upvc half glazed obscure double glazed door to the rear garden. Gas boiler, plumbing for washing machine and further space for white goods. Radiator.

FIRST FLOOR

LANDING

Storage cupboard with shelving and a loft access hatch.

BEDROOM 1

13'7" x 11'2" (4.16m x 3.41m)

Upvc double glazed window overlooking the front aspect and garden with a radiator below.

BEDROOM 2

7'0" x 11'8" (2.14m x 3.56m)

Upvc double glazed window overlooking the rear aspect and playing fields with a radiator under.

BATHROOM

6'1" x 5'10" (1.87m x 1.80m)

Wash hand basin with a tiled splash back, low level wc and a panelled bath. Radiator and an obscure double glazed window to the rear aspect.

OUTSIDE

The front garden is enclosed by walling on one side and fencing to the other which is primarily laid to lawn divided by a pathway to the front door. A concrete step from the back door leads down to the rear garden which is concreted and enclosed with breeze block walls to one side with breeze block and fencing to the other side. There is a LARGE SHED 4.31m x 2.31m (14'2 x 10'6) which is part breeze block and part timber construction.

DIRECTIONS

Leaving the A30 westbound at Avers roundabout take the turning left after Aldi into Close Hill. Proceed down here and just past the convenience store on the right turn left into Strawberry Lane. Follow the road all the way up into Pengover Parc and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating. All services/appliances have not and will not be tested.

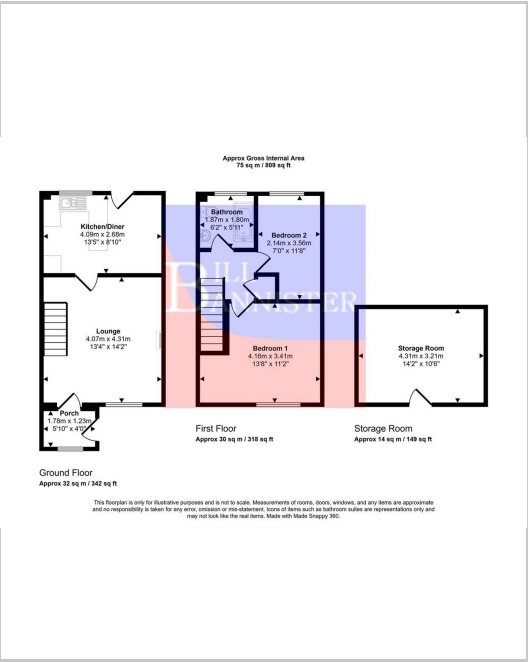
Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

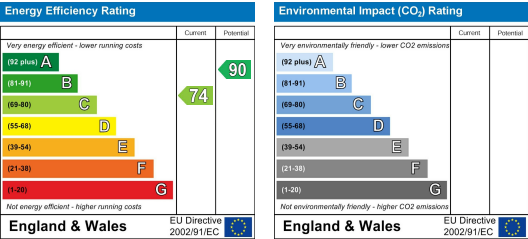
Area Map



Floor Plans



Energy Efficiency Graph



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