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BILL BANNISTER

Sales & Lettings



40 Bosvean Gardens

Paynters Lane, Redruth, TR16 4DH

£249,950



Situated on a popular residential development, this updated end of terrace house offers very well presented accommodation. There are two bedrooms with a first floor bathroom, an entrance porch, a lounge and a lovely refitted kitchen/diner leading to a rear conservatory and the bonus of a ground floor shower room. The property is double glazed and this is complemented by gas heating. Externally there is a paviour parking to the front, an enclosed low maintenance rear garden and a garage in a block.



Tucked in the corner of a small cul-de-sac, this modern end of terrace house is of great credit to the owners having been improved and updated in recent years. An inspection will reveal a lounge leading to a refurbished kitchen/diner with Howden's units and fitted appliances. There is also a modern conservatory to the rear and a shower room. To the first floor there are two bedrooms and a refurbished bathroom. Heating is via a gas system and this is complemented by double glazing. Venetian blinds are also included in the sale. To the front there is paviour parking and a side shrub border. To the rear there is a lovely enclosed garden designed with ease of maintenance in mind having a paved patio, an outbuilding and raised flower borders. Access is given to a garage in a block with parking to the front. There is a public open space to the rear of the property that gives an open aspect. Within a level distance there is a fish and chip shop, a public house, two convenience stores and bus services. Access is also given to the A30, the north coast at Portreath and Tehidy Woods.

ENTRANCE PORCH

Of upvc construction with a door to:

LOUNGE

15'1" x 11'9" (4.62m x 3.59m)
With LVT flooring, two alcoves, stairs to the first floor and a radiator.

KITCHEN/DINER

14'8" x 8'11" (4.48m x 2.72m)
Refurbished with Howden's units incorporating a one and a half bowl stainless steel sink unit, plenty of working surfaces with cupboards and drawers beneath, splash backs and complementary eye level units. Appliances include a double oven, a hob and cooker hood plus a dishwasher and a wine cooler fridge. Spot lighting.

CONSERVATORY

9'0" x 7'10" (2.76m x 2.41m)
With an electric heater.

SHOWER ROOM

4'3" x 8'0" (1.30m x 2.46m)
Respatex easy clean wall coverings and a walk-in shower with a Triton shower. Ingenious small wash hand basin incorporated into the low level wc. Space for white goods and an independent water heater. Worktop, a cabinet, an extractor fan and an electric towel rail.

FIRST FLOOR

BEDROOM 1

11'11" x 10'4" (3.64m x 3.17m)
A substantial built-in cupboard housing an Ideal combi boiler. Radiator, a fitted wardrobe and an aspect to the front elevation.

BEDROOM 2

7'8" x 11'0" (2.35m x 3.37m)
An aspect over the park and a radiator.

LANDING

With loft access.

BATHROOM

6'9" x 5'1" (2.08m x 1.57m)
Panelled bath with a Triton electric shower over, an enclosed wash hand basin and wc. Tiled walls, ladder radiator, backlit mirror and spot lighting. Underfloor heating.

OUTSIDE

To the front there is paviour parking for at least one vehicle with a shrub border to the side. The rear garden is well enclosed with a small store shed, a patio area and substantial modern fencing. A side gate leads to a GARAGE 2.50m x 4.53m (8'2 x 14'10) located in a block within approximately 60ft of the property. The property has two outside power points and a tap.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this road through into Broad Lane and turn right into Richards Lane. At the bottom turn left and then left again into Bosvean Gardens. Take the second turning on the right and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

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

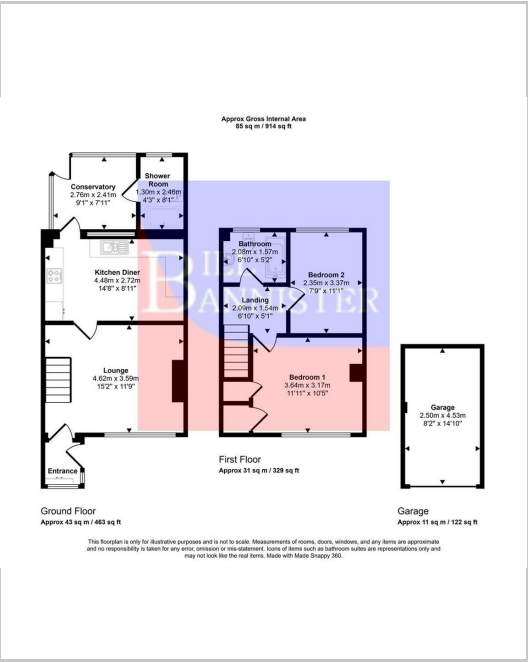
Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

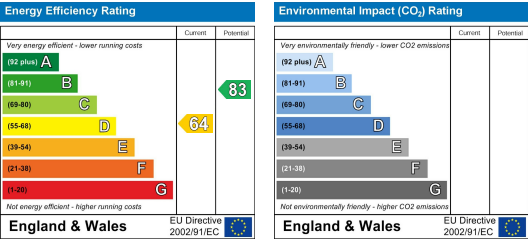
Area Map



Floor Plans



Energy Efficiency Graph



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