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Sales & Lettings



Whispering Pines, 9 Bellevue

Redruth, TR15 1LF

£329,950



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We are pleased to bring to market this well-presented detached bungalow offering particularly spacious internal accommodation as well as being set within a very good sized plot yet retaining considerable privacy. Furthermore, we understand from the vendor that the large loft may provide additional accommodation such as a further one or possibly two bedrooms, subject to any planning consents.

Originally built in 1964, an entrance porch gives access, via an internal doorway, to a generous hallway that gives access to all of the internal living accommodation. The large lounge/living room is to the front as is the first of the two spacious bedrooms which has a pleasant outlook over the front garden. The second bedroom is to the rear and enjoys a pleasant outlook over the rear garden. Both bedrooms are complimented by a family sized bathroom. The kitchen/diner, with additional storage space in the form of a number of built in cupboards, leads on to the side conservatory and from which access is gained to both the rear garden and front courtesy of a fully wraparound pathway.

Externally, a gated driveway gives parking for two vehicles whilst a Delabole slate pathway gives access across the front of the property and can connect to the rear garden. The front garden is primarily laid to lawn, well stocked and is very private and somewhat secluded thanks to mature tree borders. Immediately beyond the driveway, double wooden gates lead to a decorative border and on towards the side conservatory. The rear garden is characterful, being split level with two summerhouses, one of which has lighting and power along with the garage. There are decorative mature borders and a laid to lawn area split by a decorative slabbed pathway. The garage has an up and over door, lighting, power and an outlook over the garden via a side window.

In terms of location, Bellevue gives very good pedestrian access to some local schools as well as Redruth town centre which is within a few minutes walk and where you will find a variety of chain and independent retail stores, cafes, pubs and a cinema/live music venue. There is a mainline railway station

that includes direct services to London (Paddington) along with bus services. Furthermore, there is a major supermarket within a 15 minute walk and the A30 trunk road is within one mile. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around fifteen minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path.

HALLWAY

UPVC front door with two obscure double glazed decorative lattice panels with matching side panels, opens into an entrance porch. There is an internal door with two obscure glazed panels and two matching side panels which, opens into a wide hallway with radiator and loft access hatch. Door opens to a built in corner storage cupboard with shelving.

LOUNGE

13'3" x 15'7" (4.05m x 4.75m)

Radiator below a UPVC double glazed window overlooking the front garden. Decorative slate and brick fireplace with slate hearth.

BEDROOM 1

11'11" x 11'8" (3.64m x 3.58m)

Radiator below a UPVC double glazed window overlooking the front garden.

BEDROOM 2

11'9" x 11'8" (3.59m x 3.57m)

UPVC double window overlooking the rear garden.

FAMILY BATHROOM

7'8" x 6'3" (2.35m x 1.92m)

Fully tiled family bathroom with low level WC, wash hand basin, bath with a Mira Play electric shower over and a fixed glass shower screen. There is an extractor fan, wall mounted towel radiator and UPVC obscure double glazed window to the rear.

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KITCHEN/DINER

11'4" x 9'3" (3.46m x 2.84m)

A Worcester boiler. A range of eye-level storage cupboards and base-level storage cupboards and drawers with rolled edge worktops. Tiled splash back and a single stainless steel sink and drainer below a UPVC double glazed window overlooking the rear garden. There is an integrated Lamona electric hob with an integrated Lamona oven and grill below and integrated extractor hood over. Door opens to a full height storage cupboard with high level storage cupboard above, there are two of these side by side. There is a radiator and space for a tall fridge/freezer.

CONSERVATORY

7'3" x 10'6" (2.22m x 3.21m)

UPVC double glazed conservatory which opens out onto the rear hardstanding pathway accessing the rear patio and leading to the rear garden.

OUTSIDE

Gates from the pedestrian garden open out onto the garden with parking for up to two vehicles. There are wooden gates to access the rear garden and this area continues to be a hard standing area, it formed part of the driveway before the conservatory was built. There is a raised planting area and a decorative slabbed pathway. Delabole slate decorative slabbed pathway across the front leads to a step up to the front door. There is a decorative slate wall front garden with mature borders of hedging plants and trees with a laid to lawn area.

There are steps down to access the gate to the rear, this is a wrap around footpath. There is a SUMMERHOUSE (2.46m x 1.70m) with lighting, power and storage. A split-level garden has two laid to lawn areas split by a decorative slab pathway, there are steps up to a decorative enclosed patio and a second SUMMERHOUSE (2.00m x 4.56m) . Block and fence borders to the side and rear. The GARAGE (2.43m x 5.19m) has an up-and-over door with lighting and power.

DIRECTIONS

From our office in Redruth proceed down Chapel Street and take the second right proceed up until you get to the T junction. Turn left and then take the second turning on the right into Bellevue where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold

COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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



Road Map



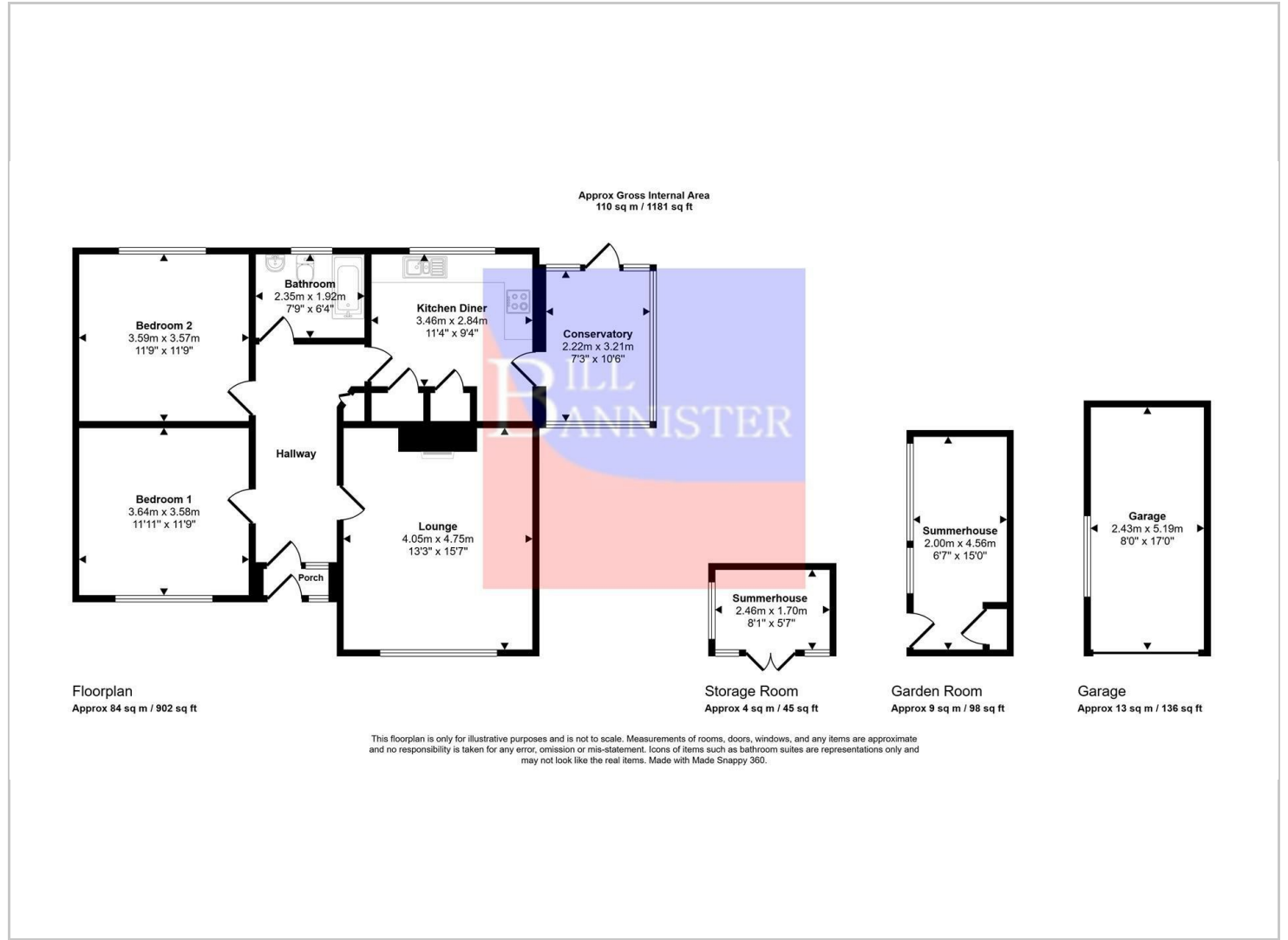
Hybrid Map



Terrain Map



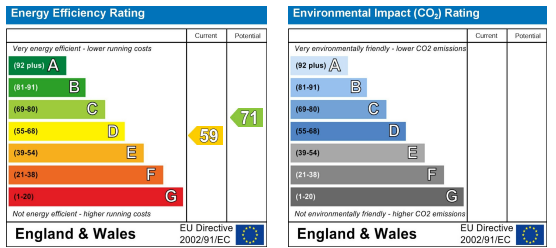
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.