

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



122 Sunnyside Parc

Illogan, Redruth, TR15 3LY

£299,950



Situated in a popular residential area, this modern semi detached house offers well proportioned family living accommodation. There are three bedrooms with a family bathroom, a ground floor cloakroom, a good sized lounge/diner, a fitted kitchen/breakfast room and the bonus of a rear conservatory. The property is double glazed and this is complemented by gas heating. Externally there is a garage, driveway parking and a lovely enclosed rear garden with two fish ponds.



One of the later homes to be built on this popular development, number 122 is a modern semi detached house with three bedroomed accommodation. Well presented by the vendors, it offers an entrance porch and a lounge/dining room leading through to a substantial conservatory. There is a well fitted kitchen/breakfast room and internal access to the garage. The property is double glazed, has gas heating and a focal point coal effect fire in the lounge. To the front a driveway provides parking facilities and to the side is a lawned area. The rear garden is well enclosed, gated and has storage facilities to the side of the property. There are two fish ponds and a patio area to the rear of the conservatory. Level access is given to bus services, shopping facilities and a public house in Paynters Lane End. Larger out of town multiples are available in Pool which also gives access to the A30.

ENTRANCE PORCH

5'3" x 4'1" (1.62m x 1.25m)

With a double glazed door and coat hooks. Obscure glazed door to:

LOUNGE/DINER

16'2" x 14'10" + 8'4" x 9'10" (4.93m x 4.54m + 2.56m x 3.02m)

A substantial room having a focal point fire surround with an inset coal effect gas fire. Two radiators and wall lights. Sliding doors to:

CONSERVATORY

8'3" x 12'2" (2.53m x 3.71m)

A substantial room with double doors to the rear, plenty of windows and a radiator.

KITCHEN/BREAKFAST ROOM

17'1" x 9'9" (5.22m x 2.99m)

One and a half bowl stainless steel sink unit with a good array of working surfaces having cupboards and drawers beneath, splash backs and space for white goods. Electric double oven, a gas hob and an extractor hood. Tall cupboard and a radiator. Double doors to the rear garden.

CLOAKROOM

Wash hand basin with a tiled splash back and a low level wc. An extractor and a radiator. Door to:

GARAGE

8'9" x 15'3" (2.67m x 4.67m)

With loft storage, space for white goods, an up and over door and a wall mounted Worcester gas combi boiler.

FIRST FLOOR

BEDROOM 1

8'4" x 13'2" (2.56m x 4.03m)

A fitted bedroom with wardrobes, a chest of drawers and a mirror. Radiator.

BEDROOM 2

9'2" x 11'10" (2.80m x 3.61m)

With a radiator.

BEDROOM 3

6'7" x 7'10" (2.01m x 2.40m)

With a radiator.

LANDING

Loft access and a linen cupboard.

BATHROOM

7'3" x 5'10" (2.23m x 1.80m)

Twin grip panelled bath, a mains shower and a screen. Enclosed wash hand basin and wc. Wall tiling, a medicine cabinet, a radiator and spot lights.

OUTSIDE

There is an open plan lawned front garden with a driveway providing parking facilities. A side gate gives access to storage facilities and then leads to a well enclosed rear garden. There is a lawned area, a patio and two ponds being a focal point from the conservatory.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this road through Broad Lane, over the A30 and turn left into Sunnyside Parc. Bear left and around the corner to Tregullian, proceed straight on and the property will be seen in front of you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

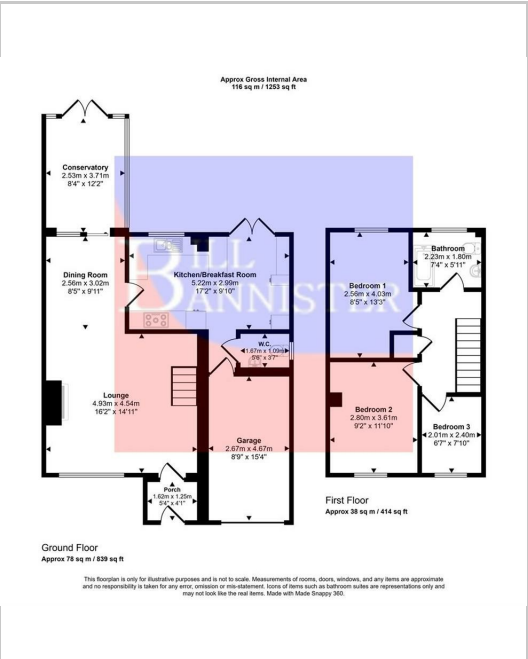
Broadband highest available download speeds - Standard 4 Mbps, Superfast 63 Mbps Mbps (sourced from Ofcom).

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

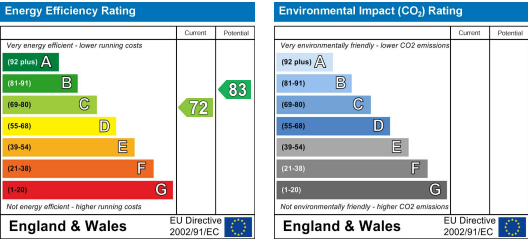
Area Map



Floor Plans



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.