



## 15 Ballard Estate Four Lanes, Redruth, TR16 6QL

We are pleased to offer this two bedroom semi detached bungalow in this popular location.

Well presented, the property will make a lovely family home.

Benefiting from off street parking for two cars to the front and with side access through the garden gate to the rear garden.

From the hallway you initially come to the two bedrooms, one of which is a single, the other a nice sized double.

The bathroom is modern, with white suite and shower over bath.

Modern kitchen with a range of base and eye level units.

Space and plumbing for washing machine and fridge freezer. Integrated oven/hob/extractor.

The living room is a nice size and there is a small sun room extension off of this providing space for a dining table. Rear garden is mostly laid to lawn. Council Tax Band A. EPC rating E39. Deposit £1065.00. HD £210.00.

OFCOM states: Broadband - up to 1800MBPS. Mobile service: EE, O2 and Vodafone good outdoor and in home. Three good outdoor and variable in home. Available 09/03/26, affordability checks apply. Suitable for a maximum of one child. One small pet may be considered dependent on circumstances.

**£925 PCM**

# 15 Ballard Estate

Four Lanes, Redruth, TR16 6QL



[Directions](#)



## Floor Plan

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			