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£285,000

The Paddock, Redruth, Cornwall, TR15 2AG



- DETACHED BUNGALOW
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- CHAIN FREE
- OFF ROAD PARKING
- WET ROOM/WC
- EPC: C COUNCIL TAX BAND: B

A Detached Two bedroom Bungalow located on this ever popular development on the outskirts of Redruth with its range of local and national shopping facilities, amenities and public transport links. The bungalow is offered for sale with no onward chain and is vacant. The accommodation comprises of:- Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen, Two Bedrooms and a Wet Room/WC. The home is double glazed and warmed by gas central heating. There is off road parking, an enclosed patio (potentially further parking and an enclosed rear garden creating a safe environment for pets and children alike. EPC: C. Council Tax Band: B.



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Approached via the driveway with gated access leading to an enclosed patio with access to the rear garden and a shed. Recessed Entrance with a UPVC double glazed door opening to:-

ENTRANCE HALL

There are doors to all rooms, radiator and a built in cupboard.

LOUNGE/DINING ROOM

15'4" x 10'8" (4.67m x 3.25m)

A spacious room with sliding double glazed patio doors opening to the conservatory, TV Aerial Point, Telephone Point and Radiator.

CONSERVATORY

9'4" x 9'2" (2.84m x 2.79m)

Of UPVC construction with double glazed windows to three sides, double glazed roof, radiator and a door opening to the sun terrace.

KITCHEN

8'11" x 8'2" (2.72m x 2.49m)

The kitchen comprises of a range of eye level and base units with work surface over, space for a gas cooker with extractor over, space for an upright fridge freezer, further utility space, washing machine, and a double glazed window overlooking the rear garden.

BEDROOM ONE

11'10" EXCL DEPTH OF WARDROBES x 10'9" (3.61m x 3.28m)

A good sized double bedroom with built in wardrobes to one wall, radiator and a double glazed window to the front.

BEDROOM TWO

7'7" EXCL DEPTH OF WARDROBES x 9'0" (2.31m x 2.74m)

A generous single bedroom with built in wardrobes to one wall, radiator and a double glazed window to the front.

WET ROOM/WC

6'9" x 5'11" (2.06m x 1.80m)

There is a shower area with thermostatic shower over, low level flush WC, wall mounted wash hand basin, double glazed window to the side and a chrome ladder type heated towel rail.

OUTSIDE

REAR GARDEN

Enclosed by hedging and walling and mainly laid to lawn with some shrub planting. There is a paved sun terrace and gated access to the side of the property leading to the front.

SIDE GARDEN

Laid to patio for ease of maintenance and could provide additional parking. Timber Shed.

FRONT GARDEN

Laid to lawn with some shrub planting.

ENERGY EFFICIENCY RATING

This property has been rated as C (71) with a potential rating of C (79).

AGENTS NOTE

The property is of standard block construction with tiled roof. All mains services are connected. There is good coverage from all major mobile networks (source Ofcom). Broadband Speeds from 10Mbps Standard and from 1800 Mbps Ultrafast (source Ofcom). Council Tax Band B

