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BILL BANNISTER

Sales & Lettings



72 Bosvean Gardens

Paynters Lane, Redruth, TR16 4DH

£200,000



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Situated on a popular residential development in the Paynters Lane area of Illogan, this garage linked semi detached three bedrooomed house occupies a good sized plot and is offered with no onward chain. Located in a no-through road, this is a well proportioned family home in need of some renovation, improvement and repair works. On entry, there is a good sized entrance porch with obscure double glazing all round. An internal door opens into a double aspect lounge/living room/diner which in turn accesses the fitted kitchen where there is enough space to accommodate the required appliances. Returning to the living area, stairs lead to the first floor landing where the three bedrooms can be accessed, two of which are at the front, both benefiting from built-in wardrobe space and with far reaching views in north and easterly directions. The third bedroom is located at the rear of the property and there is a also a utility room located off the landing. All three bedrooms are complemented by a good sized family bathroom which has a P-shaped bath with a thermostatic shower over.

Externally, the property is particularly spacious. There is driveway parking for one vehicle, leading to a single garage and a slabbed pathway leads to the front entrance porch. There is a laid to lawn area with mature hedged borders to the side and front. A gate opens to a decorative slabbed side patio with a fenced border which in turn leads to a laid to lawn rear garden.

In terms of location, Illogan village offers shopping facilities in the shape of two convenience stores, together with a fish and chip shop, a further take-away and also the Robartes Arms public house, all within a ten minute walk or so. Redruth town is within three miles where you will find a range of independent retailers, chain stores and a good selection of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. Redruth main line railway station, where you can access London amongst other destinations, is also in the town centre. Further afield, Portreath Beach, with its access to the famous South West Coastal Path, is around a ten minute drive and both Tehidy Country Park and Tehidy Golf Club are in the same vicinity. Many other local towns, beaches and attractions are also nearby and accessible.

Upvc front door with two obscure double glazed panels opens to:

ENTRANCE PORCH

Matching obscure double glazed side panel and obscure double glazed windows to the front aspect. Internal door with two decorative frosted glazed panels opens to:

LOUNGE/DINER

13'11" x 22'0" (4.25m x 6.72m)

Stairs to the first floor. Radiator below a upvc double glazed window overlooking the front garden and aspect. Second radiator and a upvc double glazed window overlooking the rear garden and aspect. Door to:

KITCHEN

12'5" x 8'7" (3.79m x 2.64m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Space for a large gas Range style cooker with a built-in extractor hood over. Space for an American style fridge/freezer and space and plumbing for a washing machine. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Upvc door with two obscure double glazed panels leads out to the rear garden.

FIRST FLOOR

LANDING

Loft access hatch. Door opens to:

UTILITY AREA

6'2" x 4'9" (1.88m x 1.46m)

Housing a Glow Warm boiler. Upvc double glazed window to the rear aspect.

BEDROOM 1

10'7" x 11'6" (3.25m x 3.53m)

Radiator below a upvc double glazed window overlooking the front garden and aspect with all round far reaching views in a north easterly direction. Built-in wardrobe with hanging space and shelved storage above. Second full height built-in storage cupboard.

BEDROOM 2

8'3" x 11'4" (2.53m x 3.46m)

Radiator below a upvc double glazed window overlooking the front garden and aspect with far reaching views in a north and easterly

direction. Built-in wardrobe with hanging space and shelved storage above.

BEDROOM 3

7'8" x 10'0" (2.35m x 3.05m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

BATHROOM

7'11" x 7'7" (2.43m x 2.32m)

Fully tiled with a low level wc below a upvc obscure double glazed window to the rear aspect. Wash hand basin below a upvc obscure double glazed window to the rear aspect. P shaped bath with a thermostatic shower over and a glass shower screen. Wall mounted towel radiator.

OUTSIDE

To the front an open access driveway provides parking for one vehicle leading to a SINGLE GARAGE 2.55m x 5.51m (8'4 x 18'1) with lighting and power. There is a chained border to the adjacent property, a slabbed pathway to the front door and a laid to lawn front garden with hedged borders. There is a fenced border to the side and a gate opens to a decorative slabbed side patio with an area leading through to the rear garden which is primarily laid to lawn with walled borders. A slabbed pathway leads to the kitchen door and there is an external tap.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Proceed through Broad Lane into Higher Broad Lane and take the second turning right into Richards Lane. Take the next left into Bosvean

Gardens and then immediately left where the property will be found at the far end on the right hand side.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: B.

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 (sourced from Ofcom).



Road Map



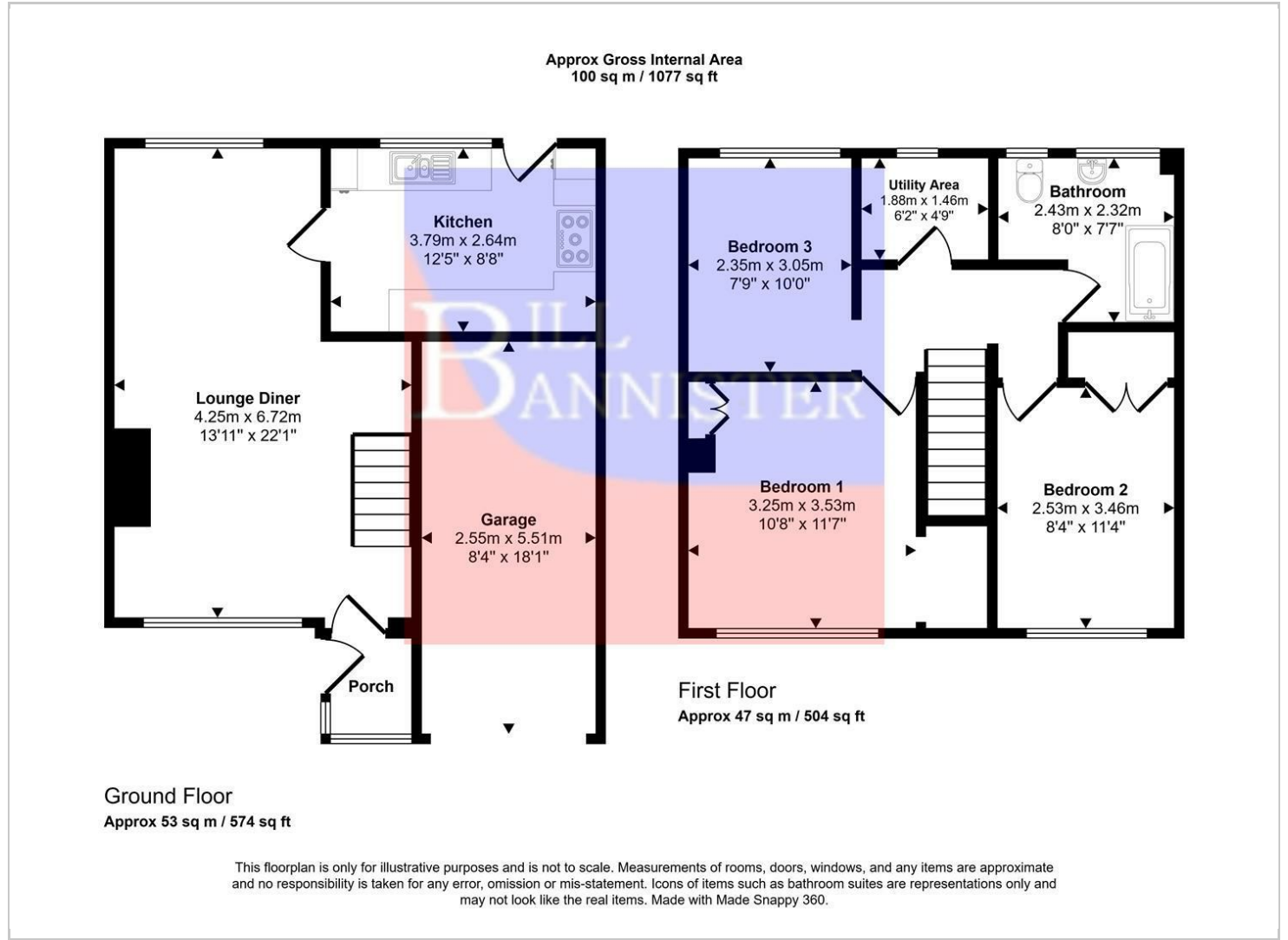
Hybrid Map



Terrain Map



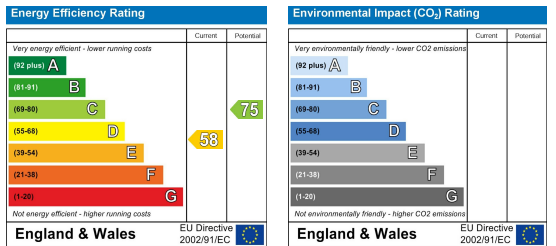
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.