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BILL BANNISTER
Sales & Lettings



36 Westborne Heights

Redruth, TR15 2TQ

£299,950

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Situated in an ever popular residential location, this detached bungalow has an open aspect from the front elevation. It offers an entrance hallway and a lounge with a wood burning stove and a slate hearth. There are two bedrooms, a fitted kitchen and beyond this is a very pleasant sun lounge. The bathroom also has a shower. There are solar panels and an air source heat pump for the radiators and the hot water. The solar panels have a substantial battery. The property is also double glazed using UPVC units. Externally, there is a lawned front garden plus double gates to a driveway and steps leading to the garage. The rear garden is particularly well enclosed and for the most part laid to lawn.

In terms of location, Westborne Heights has always been a favoured location in a very pleasant part of the town and having an elevated aspect, there is a feeling of space around this property, enhanced by the corner plot. Redruth town is within a fifteen minute walk or short drive. In the town itself, you will find a range of independent retailers, chain stores and a good range of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. There are a number of nearby schools and Redruth main line railway station, where you can access London amongst other destinations, is around half a mile and can also be reached on foot or via a short drive. In the same area, there is access to local bus services. Further afield, Portreath Beach, with its access to the famous South West Coastal Path, is around a fifteen 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; including via public transport.

ENTRANCE HALL

UPVC double glazed door. Loft access and a radiator.

LOUNGE

11'9" x 11'11" (3.59m x 3.65m)

A lovely open aspect to the front elevation focusing on a recess with a wood burner and also a slate hearth. Radiator.

BEDROOM 1

11'9" x 11'10" (3.60m x 3.61m)

UPVC double glazed window overlooking the front garden. Radiator.

BEDROOM 2

9'9" x 9'9" (2.99m x 2.99m)

UPVC double glazed window overlooking the rear garden. Radiator.

KITCHEN

10'1" x 10'4" (3.08m x 3.17m)

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, eye level cupboards and a tall shelved storage cupboard. There is a double oven, a four ring induction hob and space for white goods. Radiator.

SUN LOUNGE

8'5" x 6'5" (2.57m x 1.96m)

Very pleasant having a triple aspect with slate sills and a door to the outside.

BATHROOM

7'10" x 6'8" (2.41m x 2.05m)

A panelled bath with a tiled surround plus a screen and tile effect panelling. The two taps supply the main bath plus there are two showers, one with a rain head and the other being flexible. Airing cupboard with hot water cylinder using a pressurised system. Ladder radiator and obscure glazed window to the rear elevation. Medicine cabinet.

OUTSIDE

To the front elevation, there is a wall with a lawned garden behind and a sloping driveway plus steps leading to the GARAGE 2.39m x 6.71m (7'10 x 22') with an up and over door, a pedestrian door and a large storage battery plus ancillary controls for both the solar panels and the air source heat pump which provides water heating for both the hot water cylinder and radiators. To the rear, the air source heat pump is located and solar panels to the roof. A 10 kilowatt battery is provided for power storage. There is a well enclosed garden, an outside tap and then a slightly raised lawned area that will take advantage of the sunshine.

DIRECTIONS

Proceeding into Redruth from Southgate Street, which is on the Falmouth side of the town, by the five crossroads and traffic lights, come down through Falmouth Road and turn left into Gilly Hill and the property will be at the top, facing down towards you.

AGENTS NOTE

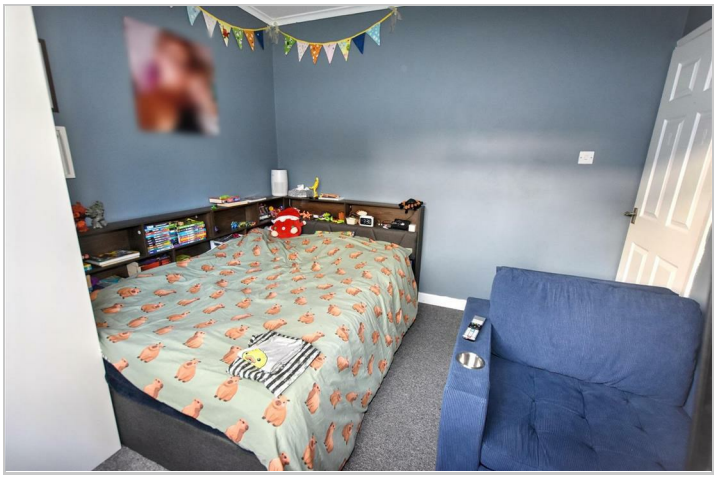
TENURE: Freehold
COUNCIL TAX BAND: C

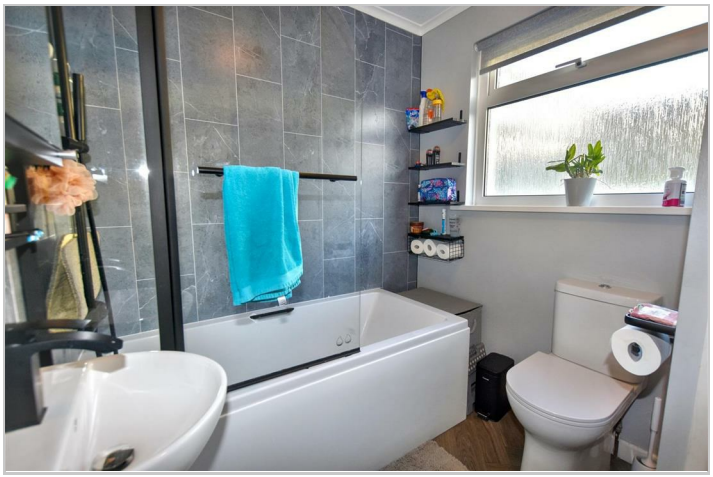
SERVICES

Mains drainage, mains water, mains electricity, air source heat pump and owned solar panels.

Broadband highest available download speeds - Standard 18 Mpbs, Superfast 80 Mpbs, Ultrafast 1800 Mpbs (Sourced from Ofcom).

Mobile signal - EE Good outfdoor, Three Good outdoor & variable in-home, O2 Good outdoor & variable in-home, Vodafone Good outdoor & in-home (Sourced from Ofcom).

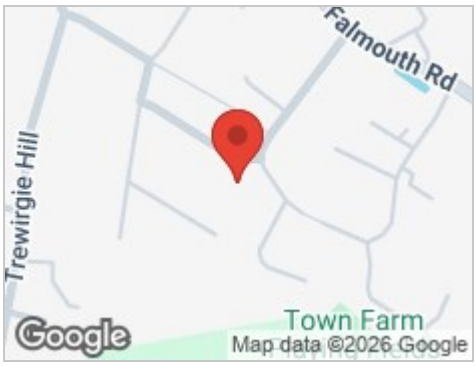








Road Map



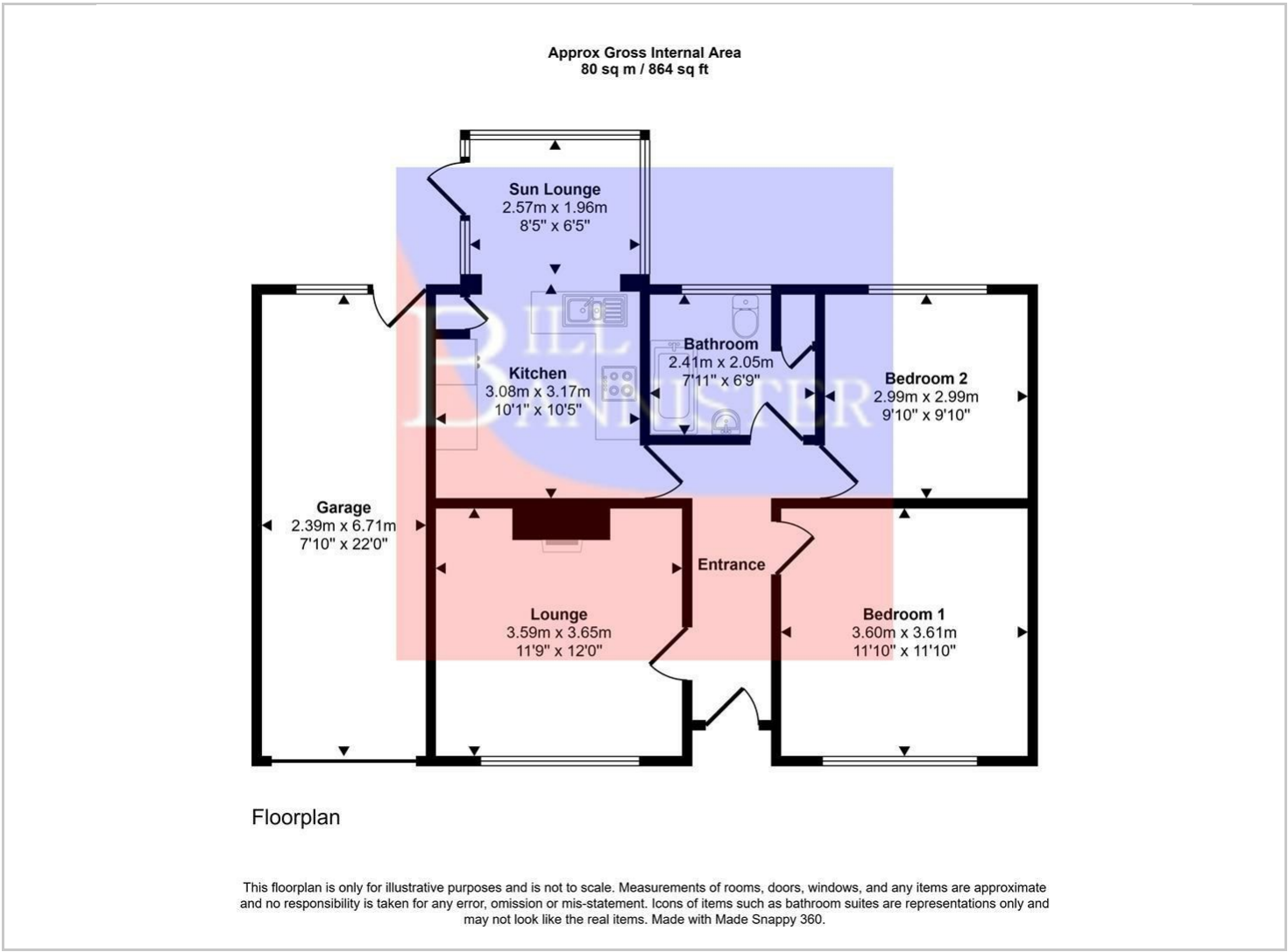
Hybrid Map



Terrain Map



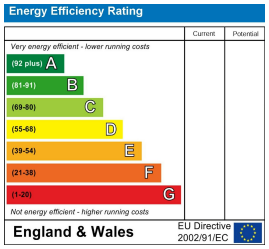
Floor Plan

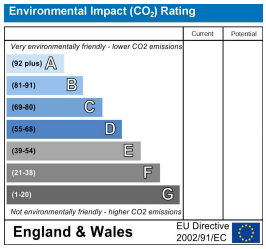


Viewing

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





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