

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## Char Dave Gweal-An-Top

Redruth, TR15 2DS

**£195,000**



Offered to CASH PURCHASERS ONLY and with no onward chain, this detached bungalow has one bedroom with the bonus of a good sized attic room, two reception rooms, a kitchen, rear porch and a bathroom. It has a gas heating, partial double glazing and enclosed gardens with the benefit of a garage.





Situated in a popular residential location, this detached bungalow is offered with the benefit of no onward chain. It has two small bow windows to the front, some double glazing and a gas heating system. There is a bedroom to the front, a lounge, separate dining room, kitchen, rear porch, a bathroom and an attic room with Velux windows. Externally there are enclosed front and rear gardens, a garage, an outbuilding and a greenhouse. The property is handy by for a convenience store, bus services and the town is within perhaps half a mile. We must inform you that this property has been classified as Mundic Grade B and therefore is suitable for cash purchasers only. This is reflected in the asking price.

ENTRANCE PORCH

Tiled floor and a door to:

HALLWAY

Understairs cupboard and a radiator.

LOUNGE

11'10" x 12'7" (3.63m x 3.85m)  
Small bay window, a focal gas fire with a tiled surround and two alcoves.  
Radiator.

DINING ROOM

11'8" x 9'2" (3.56m x 2.80m)  
Focal point gas fire and surround. Two built-in cupboards and a wall mounted Worcester gas combi boiler. Laminate flooring and a radiator.

KITCHEN

10'1" x 7'11" (3.08m x 2.42m)  
One and a half bowl stainless steel sink unit plus working surfaces with cupboards and drawers beneath. Incorporating an oven, hob and cooker hood. Complementary eye level units and space for white goods.

REAR PORCH

5'5" x 7'1" (1.67m x 2.16m)

BEDROOM 1

11'6" x 11'5" (3.52m x 3.49m)  
Laminate flooring, a double wardrobe, small bay window and a radiator.

FIRST FLOOR

ATTIC ROOM

29'1" x 10'10" (8.87m x 3.32m)  
Velux roof lights with views to the north coast and towards St Ives Bay. Plenty of loft storage with sixteen doors. Two radiators and a pair of bed reading lights.

OUTSIDE

To the front there is an enclosed lawned garden bordered by mature shrubs with a central path and steps up to the front door. To the rear there is an enclosed area with beds and borders. There is GARAGE 2.96m x 4.47m (9'9 x 14'8), a GREENHOUSE and a TIMBER OUTBUILDING.

DIRECTIONS

With Redruth railway station on your right proceed into Higher Fore Street and on into East End. Turn right by the Morrisons store into Gweal An Top and the property will be found in the second turning on the left hand side.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

SERVICES

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

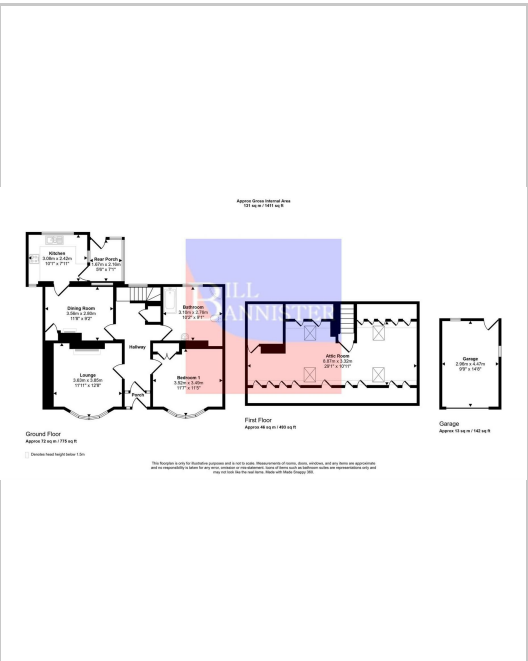
Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

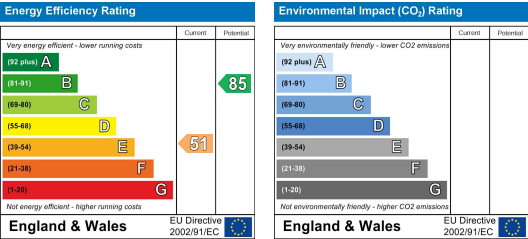
Area Map



Floor Plans



Energy Efficiency Graph



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