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# BILL BANNISTER

Sales & Lettings



## 5 South Park Close

Redruth, TR15 3AR

**£229,950**



This two bedroom bungalow is situated in a popular location on the outskirts of Redruth. With fine views towards Carn Brea there is gas central heating and double glazing. There is a modern shower room and a well fitted kitchen. The rear garden is enclosed and there is a conservatory with a stable door. Parking is provided for two vehicles as well as a garage which currently has a UPVC door.





Offered for sale with no onward chain, this two bedroom bungalow is well presented, and from the lounge/diner there are fine views towards Carn Brea. It is double glazed and this is complemented by gas fired central heating plus a gas fire in the lounge/diner. There is a modern shower room and a conservatory with a stable door. Externally there is an open plan front garden with driveway parking which leads to the garage (the garage door has been replaced with a UPVC door). The rear garden is enclosed and mainly laid to lawn with a well established border of bushes and shrubs. The property is on the outskirts of town giving easy access to bus services and the town centre is within approximately half a mile. Good access is given to the A30.

LOUNGE/DINER

9'7" x 14'0" (2.93m x 4.28m)  
Upvc patio doors to the front with fine views towards Carn Brea. Gas fire.

SHOWER ROOM

6'0" x 5'11" (1.84m x 1.82m)  
Shower cubicle with a mains shower and Respatex walls with a shower screen. Wash hand basin. WC. Heated towel rail.

KITCHEN

9'7" x 9'6" (2.94m x 2.91m)  
Fitted with a range of base and wall units. Built-in electric cooker with a gas hob and extractor over. Inset sink and drainer. Airing cupboard housing a Worcester gas boiler. Door to:

CONSERVATORY

10'0" x 5'3" (3.07m x 1.61m)  
Double glazed windows and roof. Upvc stable door to the rear. Electric panel heater.

BEDROOM 1

9'0" x 9'0" (2.76m x 2.76m)  
Radiator.

BEDROOM 2

9'0" x 7'7" (2.75m x 2.33m)  
Radiator.

OUTSIDE

There is an open plan lawned front garden and parking for approximately two vehicles leading to the GARAGE/STORE 2.55m x 5.14m (8'4 x 16'10) with a upvc door. The rear garden is mainly laid to lawn and has a border of mature bushes and shrubs. A gate leads to a rear path.

DIRECTIONS

From our office in Redruth proceed up West End over the mini roundabout and take the next left into South Park. Bear left into the higher part of South Park and proceed straight ahead into South Park Close.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

Please note that under the Estate Agents Act 1979, the vendor is a 'connected person'.

SERVICES

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

Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

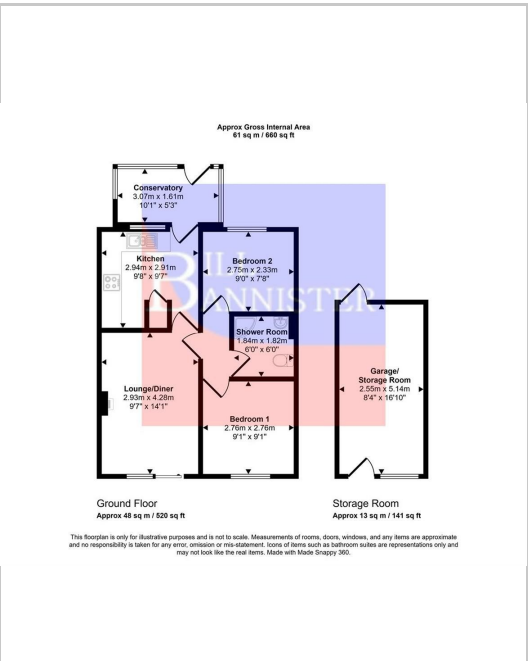
Mobile signal -

EE - Good outdoor only, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Variable indoor & good outdoor (sourced from Ofcom).

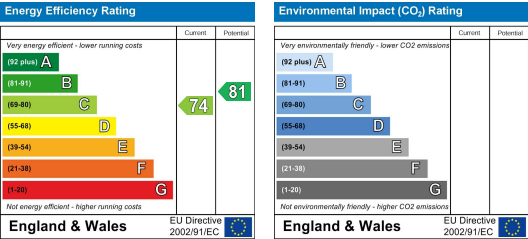
Area Map



Floor Plans



Energy Efficiency Graph



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