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**Sandy Lane,  
Redruth**

**Guide Price £350,000  
Freehold**





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## **Property Introduction**

A superb detached three bedroom bungalow offering good size family accommodation abutting open farmland to the rear and within a reasonable distance to the many shops and amenities of the town centre.

The accommodation comprises of a hallway, a living room with a bay window, kitchen/diner with patio doors accessing the garden, three bedrooms and a family bathroom all of which benefit from double glazed windows and a gas fired central heating system.

The current layout of the rooms has been changed slightly to accommodate the vendors current living requirements with the lounge being utilised as a bedroom and the dining area as their lounge.

Externally to the front is parking for at least two vehicles whilst to the rear is an enclosed garden with a small lawn and gravelled area adjacent to a variety of established plants.

## **Location**

The property is situated within half a mile of the centre of Redruth, which benefits from local and national retail outlets, along with a mainline Railway Station with direct access to London Paddington and the north of England.

Cornwall's capital, Truro is within ten miles and the north coast of Portreath is some five miles away. Falmouth, Cornwall's university town, which is noted for its sandy beaches and its sailing facilities is ten miles away.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE HALL**

Radiator, loft access and cloak hanging space.

### **LIVING ROOM 11' 6" x 11' 1" (3.50m x 3.38m)**

Double glazed bay window to the front with far reaching countryside views and radiator.

### **KITCHEN/DINER**

#### **KITCHEN AREA 12' 1" x 11' 6" (3.68m x 3.50m)**

With a range of white modern wall and base units, inset one and a half bowl sink, built under oven, inset gas hob with an integrated extractor above, spaces for washing machine and fridge, sliding double glazed patio doors opening onto the garden, double glazed window to the side, radiator.

### DINING AREA 11' 6" x 10' 1" (3.50m x 3.07m)

Double glazed window to the side, built in storage cupboard, further built in storage cupboard housing the combination boiler, space for dining dining room table, radiator.

### BEDROOM ONE 11' 6" x 9' 7" (3.50m x 2.92m)

Double glazed bay window, distant countryside views, radiator.

### BEDROOM TWO 11' 6" x 8' 9" (3.50m x 2.66m)

Double glazed window to the side, radiator.

### BEDROOM THREE/OFFICE 8' 9" x 7' 2" (2.66m x 2.18m)

Double glazed window to the rear overlooking the garden, radiator.

### BATHROOM

Fitted with a white suite, bath with a shower mixer tap and shower screen to the side, pedestal wash hand basin and WC. Heated towel rail, double glazed obscured window and extractor fan.

### FRONT GARDEN

Gravelled parking area for two cars and with small lawns to either side, central path to the entrance and access to both sides of the property.

### REAR GARDEN

Very attractive enclosed garden with a small lawn and a gravelled area for ease of maintenance, raised flower beds with established plants and bushes, four steps leading to a path with flower beds either side, which takes you to the storage shed.

### SERVICES

Mains water, mains drainage, mains electric and mains gas.

### AGENT'S NOTES

Please note the Council Tax band for the property is band 'C'. Please note the images were taken prior to the sellers present living arrangements.

### DIRECTIONS

From Redruth Railway Station, follow East End into Gew Terrace, at the mini roundabout take the second exit, turning right and the property can be found 150 yards down on your left hand side. If using What3words:- shampoos.appoints.zooms

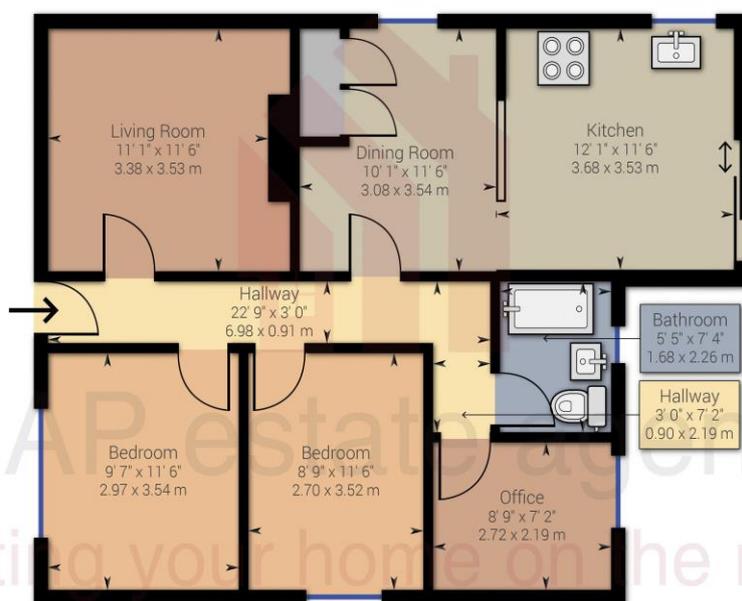


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached bungalow
- Three bedrooms
- Extremely well presented
- Front and rear gardens
- Parking for two cars
- Light and bright interior
- Double glazing
- Gas central heating
- Large kitchen/diner
- Viewing highly recommended



Approximate net internal area: 805.18 ft<sup>2</sup> / 74.80 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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