



## Redruth

A superb non-estate detached bungalow  
Set in the heart of the town centre  
Refurbished since 2019 to a high standard  
New roof (2020), gas central heating (2019)  
Cavity wall insulation, Drimaster PIV system, re-wiring  
UPVC double glazed windows, vertical blinds  
Sitting room, refitted kitchen/dining room  
Three double bedrooms (two with fitted wardrobes)  
Remodelled bathroom/wc in white, utility porch  
Large rear gardens, extensive multiple driveway parking

Guide £395,000 Freehold

**ENERGY EFFICIENCY RATING**  
**BAND E**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7398



We are delighted to offer as our clients sole agents, a great opportunity to own this superb double fronted detached bungalow which is set in a non-estate, backwater location just off the main town centre, within walking distance of local schooling and all the amenities that Redruth has to offer.

The bungalow was built in the early 1960's and is set on a generous level plot. It was bought by our clients some seven years ago and during their tenure, the property has been completely refurbished and remodelled both internally and externally making this a bungalow that offers the best in modern day single storey living.

The extensive programme of works includes a new roof (early 2020), gas central heating by radiators, new boiler installed November 2019, cavity wall insulation, a Drimaster PIV system, UPVC double glazed windows and doors, a Wren fitted kitchen with quality appliances, light oak internal doors, a new bath/shower room and rewiring.

The accommodation in sequence includes an entrance porch, reception hall, sitting room, fitted kitchen/dining room with doors leading to the utility porch and cloakroom/wc, three double bedrooms (two with fitted wardrobes) and a bath/shower room in white.

Outside the property you will find a extensive, gravelled and tarmacadam parking area across the front of the bungalow, access via the side to a large level rear garden offering a lawn, patio areas and a timber garden shed.

Number 11 is set within a sought after and popular location just a short distance from Redruth town centre which offers a comprehensive range of independent and high street named shops, cafes, public houses, several local schools for all ages, the mainline railway station with its regular service between Penzance and London Paddington and the rest of the country. You can reach the main A30 within a few minutes by car and you mustn't forget the easy access to all the fabulous beaches and coastal walks that the north coast has to offer.

An early viewing is highly recommended to secure this fine property.

Why not call for your personal viewing today?

*THE ACCOMMODATION COMPRISES:*

*UPVC DOUBLE GLAZED FRONT DOOR TO:*

*ENTRANCE PORCH*

With painted slate walls, coat hooks, mat well, light oak and glazed internal door to:

#### *RECEPTION HALL*

Having wood finish ceramic tiled flooring, Drimaster PIV vent, access to insulated loft space which has lighting and a loft ladder, louvre doored cupboard housing electric meter and consumer box over, access to principal rooms.



#### *SITTING ROOM 4.09m (13'5") x 3.91m (12'10")*

A very pleasant main reception room which has broad UPVC double glazed windows and Vertical blinds overlooking the front aspect, double radiator, TV aerial point, fitted carpet, telephone point, central ceiling light, light oak and glazed internal door.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



**KITCHEN/DINING ROOM 5.74m (18'10") x 3.48m (11'5")**

Completely refitted by Wren Kitchens some five years ago and offering a full range of matching wall and base units, brushed steel handles, wrap around wood effect work surfaces and ceramic tiling over, single drainer stainless steel sink unit and contemporary chrome easy-on mixer tap, a range of built-in appliances including an induction electric hob, tiled splash back, stainless steel extractor hood over, Zanussi electric double oven set in adjacent housing, dishwasher, space for American style fridge/freezer, two over table drop lights, continued wood effect ceramic tiled flooring, inset ceiling lighting to the kitchen, broad UPVC double glazed window overlooking the gardens, second smaller double glazed window, multi-paned door to utility porch, deep storage cupboard, light oak internal door from the reception hall.



**UTILITY PORCH 2.26m (7'5") x 1.45m (4'9")**

With dual aspect wood grain UPVC double glazed windows and matching door to outside, roll top work surface with 1 1/2 bowl composite single drainer sink unit with chrome swan neck mixer tap over, double base cupboard under, space for condensing tumble dryer, plumbing for washing machine, continued ceramic tiled flooring, door to:

**CLOAKROOM**

Dual aspect wood grain UPVC double glazed windows (one frosted) and the other with Vertical blind overlooking the garden, low flush wc, metro tiling.

**BEDROOM ONE 3.58m (11'9") x 3.05m (10'0") measured to wardrobe front.**

Having a UPVC double glazed window with Vertical blind overlooking the front aspect, light oak internal door from the hallway, radiator, TV aerial point, large walk-in closet style wardrobe cupboard, fitted carpet.



**BEDROOM TWO 3.07m (10'1") x 2.97m (9'9")**

Again, with broad UPVC double glazed window and Vertical blind, this time overlooking the rear garden, radiator, fitted carpet, deep storage cupboard.



**BEDROOM THREE 3.66m (12'0") x 2.97m (9'9") into recess.**

Broad UPVC double glazed window with Vertical blind overlooking the front aspect, radiator, fitted carpet, light oak internal door.



**BATH/SHOWER ROOM 2.95m (9'8") x 2.49m (8'2")**

Luxuriously appointed with a white suite comprising; panelled bath with contemporary chrome mixer tap and hand shower with tiled surround, low flush wc, separate large fully tiled shower area having a chrome mixer shower with conventional hand shower and drench head over, chrome ladder style heated towel rail, further wall tiling, wall mounted china wash hand basin set on a high gloss white vanity unit with contemporary chrome mixer tap, mirrored bathroom cabinet, wood finish ceramic tiled flooring, frosted UPVC double glazed window, ceiling spotlights, light oak internal door.



**SERVICES**

Mains drainage, gas, electricity and water.

**COUNCIL TAX** Band C.

**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### *OUTSIDE*

The bungalow is approached through double opening five-bar gates onto a tarmacadam driveway to the right hand side and to the left, an extensive gravelled parking area for a number of vehicles and to the left hand side you will see a flowerbed with mature shrubs. There is access either side of the property leading to:

### *REAR GARDENS*

Behind the bungalow there are the most delightful, large, level gardens which have been beautifully landscaped by our clients offering extensive coloured paved patio areas which are the perfect place to relax and entertain your family and friends, two areas of lawn, two apple trees, further gravelled areas, a large blue painted timber garden shed and gated access either side leading to and from the front of the property. Outside cold water supply.



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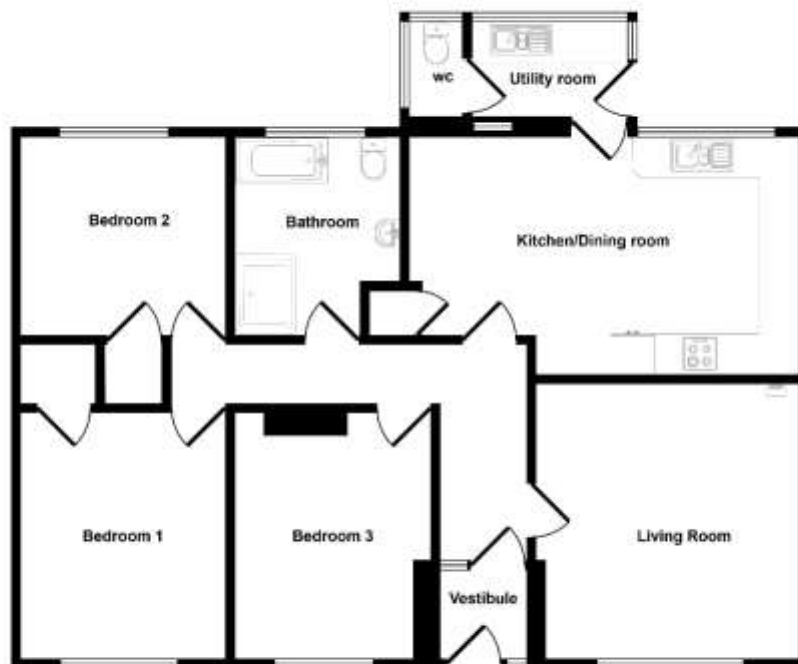


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Approx Gross Internal Area  
95 sq m / 1018 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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