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**Richards Lane,
Paynters Lane, Redruth**

**£315,000
Freehold**





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Property Introduction

Being offered for sale chain free, this non-estate detached bungalow occupies a generous level plot and is ideal for retired persons or those with a young family. Benefiting from three bedrooms, there is a lounge, fitted kitchen with a partial room divider which creates a dining area and from the kitchen there is a utility porch. The shower room has an 'easy access' shower enclosure and heating is provided by a combination of 'Dimplex Quantum' high efficiency storage heaters and electric wall heaters. The external windows are uPVC double glazed.

Set back from the pavement by a dwarf wall, the front garden has been designed to be easy to maintain, there is a drive to the side giving parking which leads to the detached garage/workshop and the rear garden is enclosed, attractively planted with shrubs, a lawn and a patio and offers a good level of privacy.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of the bungalow.

Location

Richards Lane is within a short distance of Illogan where one will find shops, a choice of doctor surgeries, pharmacy, local Public House and schooling is also available within walking distance. The nearest major town Redruth is within two and a half miles and here there is a mix of national and local shopping outlets, a mainline Railway Station with direct links to London and the north of England and Redruth also houses Kresen Kernow which is the largest collection of Cornish history and is a mecca for those researching their past.

Portreath on the north coast is within a similar distance, the county town of Truro, which is the cultural and administrative centre of Cornwall, is within twelve miles and Falmouth, Cornwall's university town on the south coast will be found within thirteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screen opening to:-

ENTRANCE VESTIBULE

Part glazed door and side screen to:-

HALLWAY

'Dimplex Quantum' high efficiency electric storage heater. Two bi-fold doors open to a shelved cupboard and airing cupboard and there is access to loft space. Doors off to:-

LOUNGE 14' 6" x 11' 2" (4.42m x 3.40m) maximum measurements

uPVC double glazed window to the front. Focusing on a tiled and marble fire surround housing an electric fire, coved ceiling and 'Dimplex Quantum' high efficiency electric storage heater.

KITCHEN/DINING ROOM 16' 10" x 8' 0" (5.13m x 2.44m)

uPVC double glazed window to the rear and single glazed window and door to the utility porch. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset colour coordinated sink unit with mixer tap. Cooker point and full height partial room divider leading to the dining area which has a 'Dimplex Quantum' high efficiency night store heater.

UTILITY PORCH 7' 3" x 4' 1" (2.21m x 1.24m)

uPVC double glazed windows on two sides and uPVC double glazed door to the rear. Space and plumbing for an automatic washing machine and tumble dryer.

BEDROOM ONE 12' 1" x 11' 2" (3.68m x 3.40m)

uPVC double glazed window to the front. Wall mounted electric panel heater.

BEDROOM TWO 11' 1" x 8' 7" (3.38m x 2.61m)

uPVC double glazed window to the side. Programmable electric panel heater. Three door corner wardrobe unit.

BEDROOM THREE 9'4" x 8'0" (2.84m x 2.44m) plus door recess

uPVC double glazed window to the rear. Wall mounted electric heater.

SHOWER ROOM

Single glazed window opening on to the utility porch. Remodelled with a close coupled WC, pedestal wash hand basin and easy access shower enclosure with 'Mira' electric shower. Shower boarding to walls, wall mounted electric fan heater.

OUTSIDE FRONT

The front garden is part lawned with extensive gravelled beds and has been designed to be easy to maintain. A driveway to the side gives additional parking and leads to the garage/workshop.

REAR GARDEN

The rear garden is enclosed, offers a high level of privacy and is laid mainly to lawn with a range of mature shrubs, there is a patio at the bottom of the garden, a greenhouse and an external water supply.

GARAGE/WORKSHOP 26' 3" x 8' 2" (7.99m x 2.49m) L-shaped, maximum measurements

Courtesy door to the side and up and over door to the front (currently not working). To the side of the garage there is a covered storage area ideal for recycling and bins.

AGENT'S NOTE

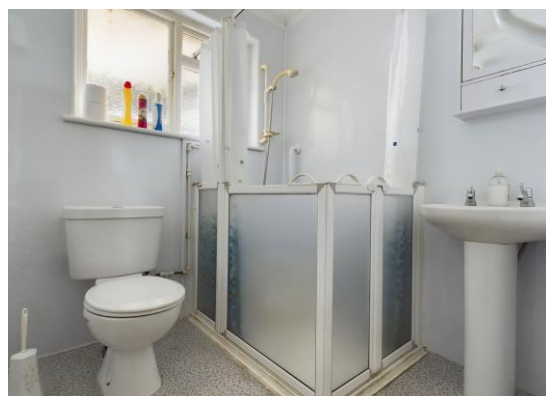
Please be advised the Council Tax band for the property is band 'C'.

SERVICES

Services connected are mains metered water, mains electric and mains drainage.

DIRECTIONS

From Morrisons supermarket at Illogan Highway heading towards Redruth, after a set of traffic lights take the first turning on the left, continue to a staggered junction turning left again into Broad Lane and after passing over the main A30 continue heading towards Illogan and take the third turning right into Richards Lane where the bungalow will be identified on the right hand side by our For Sale Board, If using What3words:- snowy.salmon.miracle

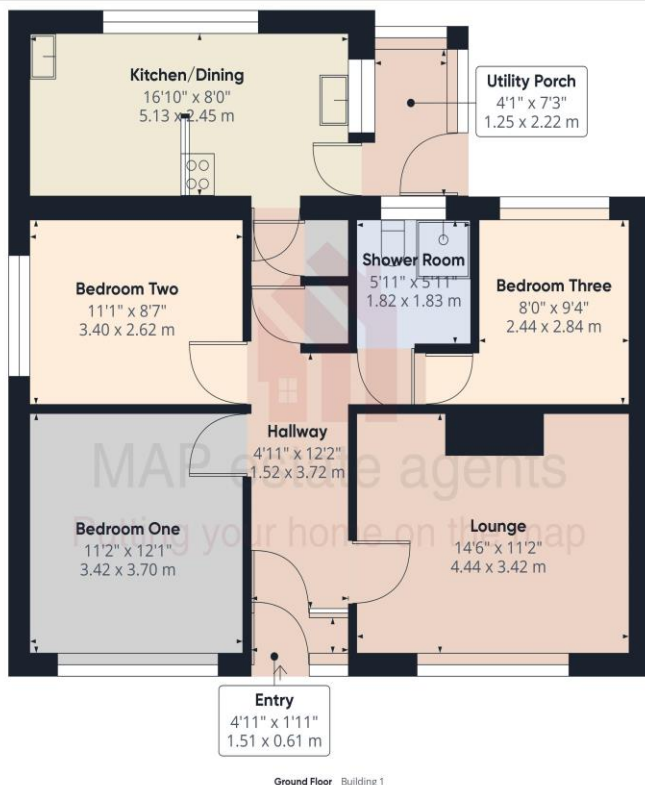


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached non-estate bungalow
- Three bedrooms
- 14' Lounge
- Fitted kitchen with dining area
- Utility porch
- uPVC external windows
- Modern electric heating
- Enclosed attractive gardens
- Garage workshop
- Chain free sale



Approximate total area⁽¹⁾
804.97 ft²
74.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
375.92 ft²
34.9 m²

(1) Excluding balconies and terraces

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