

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



36 Merritts Way

Pool, Redruth, TR15 3TY

Guide price £260,000



Offered for sale with no onward chain, this immaculately presented modern detached bungalow is situated at the end of a cul-de-sac making it a quiet location and benefits from two double bedrooms, a lounge/diner, kitchen, bathroom and has the benefit of a rear conservatory. The property is double glazed and complemented by gas heating. Externally there are gardens to front and rear, a garage and parking.



Set in a very popular area of Illogan, this immaculate two bedroom detached bungalow comes to the market chain free and has a conservatory, lounge/diner, kitchen and bathroom. The rear garden is enclosed making it a safe haven for pets and children. It also has the benefit of a garage, shed and parking. This really is a delightful property and an early inspection is recommended.

Decorative glazed upvc door to:

L SHAPED HALLWAY

8'7" max x 10'5" max (2.62m max x 3.18m max)

Radiator, alarm system and loft access (we understand from the vendor that there is a loft ladder). Built-in cupboard housing the Worcester boiler with a shelf. Further built-in cupboard with shelving and a radiator. Doors leading to:

LOUNGE/DINER

22'9" x 10'7" (6.94m x 3.25m)

A delightful airy room having a window to the front with a deep sill and patio doors leading to the conservatory. Focal gas fire with a marble hearth and a radiator. Door leading to the kitchen.

CONSERVATORY

11'5" x 10'5" (3.48m x 3.19m)

Consisting of dwarf walls and glazed units. Wall mounted lights, tiled flooring and a door to the rear garden.

KITCHEN

11'10" x 7'10" (3.61m x 2.40m)

With a range of eye level and base units, roll edge work surfaces and tiled splash backs. Composite one and a half bow sink and drainer, laminate flooring, window overlooking the rear garden and a door to the rear garden. Radiator.

BATHROOM

5'7" x 6'7" (1.71m x 2.02m)

Panelled bath and wall mounted Mira shower, fully tiled surround and shower rail. Comfort height wc with wall mounted flush, wash hand basin with vanity unit below and roll edge work surface. Tiled splash back, mirror with shelf above and a radiator. Extractor fan, wall mounted medicine cabinet and an obscure glazed window to the front elevation.

BEDROOM 1

12'0" x 11'10" max (3.66m x 3.62m max)

Radiator, window to the rear and a built-in double wardrobe with hanging rail and shelf. Wall mounted mirror.

BEDROOM 2

9'0" x 10'7" (2.75m x 3.23m)

Built-in double wardrobe with a hanging rail and shelf, radiator and window overlooking the front elevation.

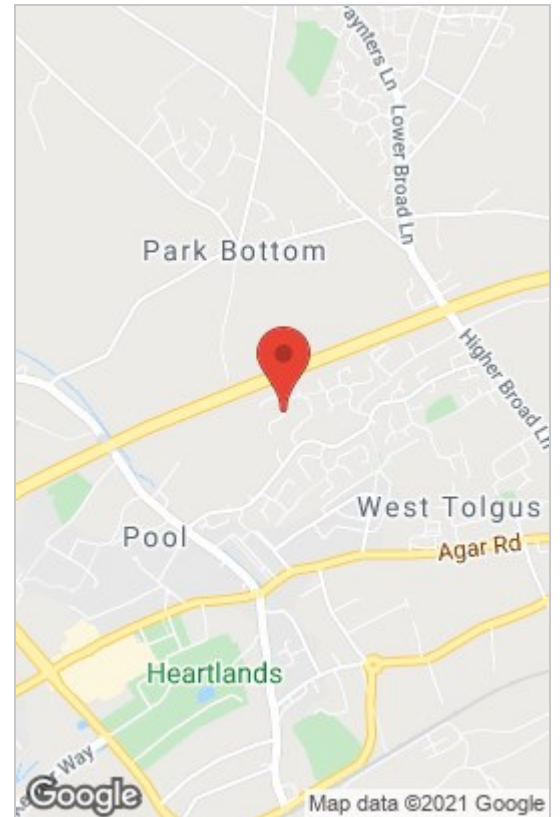
OUTSIDE

To the front of the property there is a driveway providing parking for two vehicles. The garden is mainly laid to lawn with a footpath leading to the front door. There is a side access to the rear garden with a patio area and gravelled areas leading to a storage area. There is a further gravelled area and space for a whirligig. There is a raised grassed area with surrounding flower borders. The garden is enclosed by fencing to all sides and has an outside tap, water butt, sensor light, key safe and a SHED 2.44m x 1.83m (8' x 6') with power. GARAGE 5.13m x 2.79m (16'9 x 9'1) with an up and over door, power and shelving.

DIRECTIONS

From our office in Redruth take the main road towards Camborne passing Morrisons on your right. Turn right at the double mini roundabouts at Pool into Church Road and take the second turning right before Pool Academy into Moorfield Road. Take the second left into Merritts Way and the property will be found in the second cul-de-sac tucked in the left hand corner.

Area Map



Floor Plans



Energy Efficiency Graph

