

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## **OIRO £285,000** FREEHOLD

**33 Town Farm, Redruth, TR15 2XG**



- THREE BEDROOMS & OFFICE
- COUNCIL TAX BAND C
- EXTENDED ACCOMMODATION
- KITCHEN/BREAKFAST ROOM
- GARAGE & PARKING
- WELL MAINTAINED
- LOW MAINTENANCE GARDENS
- RECENTLY REFURBISHED KITCHEN

A well maintained Detached Three Bedroom Detached Bungalow situated on this ever popular development within easy reach of local schools, town and amenities. The bungalow occupies an elevated plot with far reaching views across the town towards the north coast. The property is double glazed and warmed by gas central heating and has undergone a programme of modernisation throughout. The accommodation comprises of: Entrance Hall, Lounge, Kitchen/Breakfast Room, Two Double Bedrooms, Generous Single Bedroom, Bathroom/WC and office. Outside the gardens are designed for low maintenance and fully enclosed to the rear with a timber outbuilding. There is ample parking on the driveway for up to four vehicles in addition to the single garage. The property is offered for sale with immediate vacant possession and should be viewed as soon as possible to avoid disappointment as demand is expected to be high. EPC: C. Council Tax Band C.



# 33 Town Farm, Redruth, TR15 2XG

Approached via the driveway with steps up to a recessed doorway with UPVC door opening to:-

## ENTRANCE HALL

There are doors to the kitchen, office bathroom/WC and bedrooms. Two built in storage cupboards (one housing the gas combi boiler), loft access hatch with pull down ladder, and a radiator.

## KITCHEN

11'5" x 7'7" (3.48m x 2.31m)

A modern kitchen with gloss fronted eye level and base units with work surface over, inset one and half bowl stainless steel sink, inset gas hob with built in electric oven below and extractor over. Two skylights create a bright and airy environment. Door to the lounge and opens to:-

## BREAKFAST ROOM

8'7" x 8'7" (2.62m x 2.62m)

A range of eye level and base units complementing the kitchen with work surface over. Breakfast bar, space and plumbing for a washing machine and space for an under counter fridge and freezer. Two double glazed windows to the side and door to the rear garden.

## LOUNGE

13'10" x 12'10" MAX (4.22m x 3.91m)

A generous lounge with feature fire place with inset living flame log effect gas fire, Double glazed patio doors opening to the rear garden, radiator, TV Aerial point and telephone point.

## OFFICE

11'0" x 4'0" (3.35m x 1.22m)

A useful office space with double glazed window to the side and a radiator.

## BEDROOM ONE

10'8" x 8'9" excl depth of wardrobes (3.25m x 2.67m)

A generous sized double bedroom with built in wardrobes and cupboard to one wall, double glazed window to the front and radiator.

## BEDROOM TWO

10'8" x 7'9" (3.25m x 2.36m)

A good sized second double bedroom with a double glazed window to the front and a radiator.

## BEDROOM THREE

8'9" x 7'2" (2.67m x 2.18m)

A well-proportioned single bedroom or occasional double with a double glazed window to the side and a radiator.

## BATHROOM/WC

A modern suite comprising of a panel bath with electric shower over, close coupled WC with hidden cistern, wash hand basin set in a vanity unit, double glazed window to the side radiator and light tube.

## OUTSIDE

## FRONT GARDEN

The front garden is laid to gravel for ease of maintenance.

## REAR GARDEN

The rear garden is enclosed by wailing and fencing and is laid to gravel for ease of maintenance. There is a patio area, steps leading down to the garage side access door and a timber outbuilding.

## OUTBUILDING

14'0" x 8'0" (4.27m x 2.44m)

Of timber construction with power and light.

## OFF ROAD PARKING

There is off road parking for four vehicles on the driveway.

## GARAGE

16'4" x 9'1" MAX (4.98m x 2.77m)

There is an electric roller door, power and light, side pedestrian access door and overhead eaves storage.

## ENERGY EFFICIENCY RATING

This property has been rated as C (72) with a potential rating of B (86).

## AGENTS NOTE

This property has been rated a Band C for Council Tax. All mains services are connected. Good mobile coverage was noted. Superfast broadband is available in the area.



# Town Farm, TR15

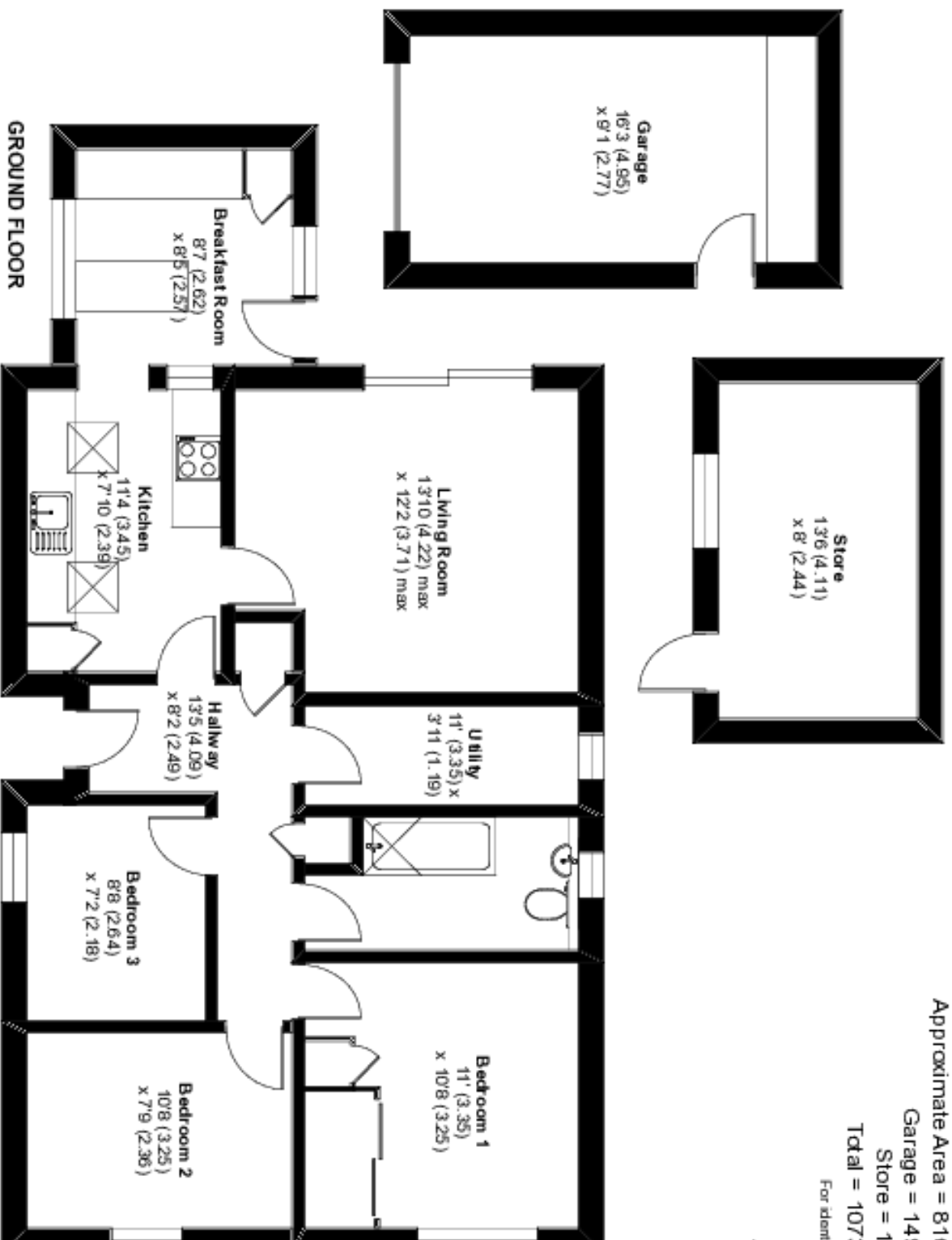
Approximate Area = 816 sq ft / 75.8 sq m

Garage = 149 sq ft / 13.8 sq m

Store = 108 sq ft / 10 sq m

Total = 1073 sq ft / 99.7 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS Residential) - EndDecember 2023  
Produced for Herdy Realty Ltd T/A Hunters. REF: 1044058