

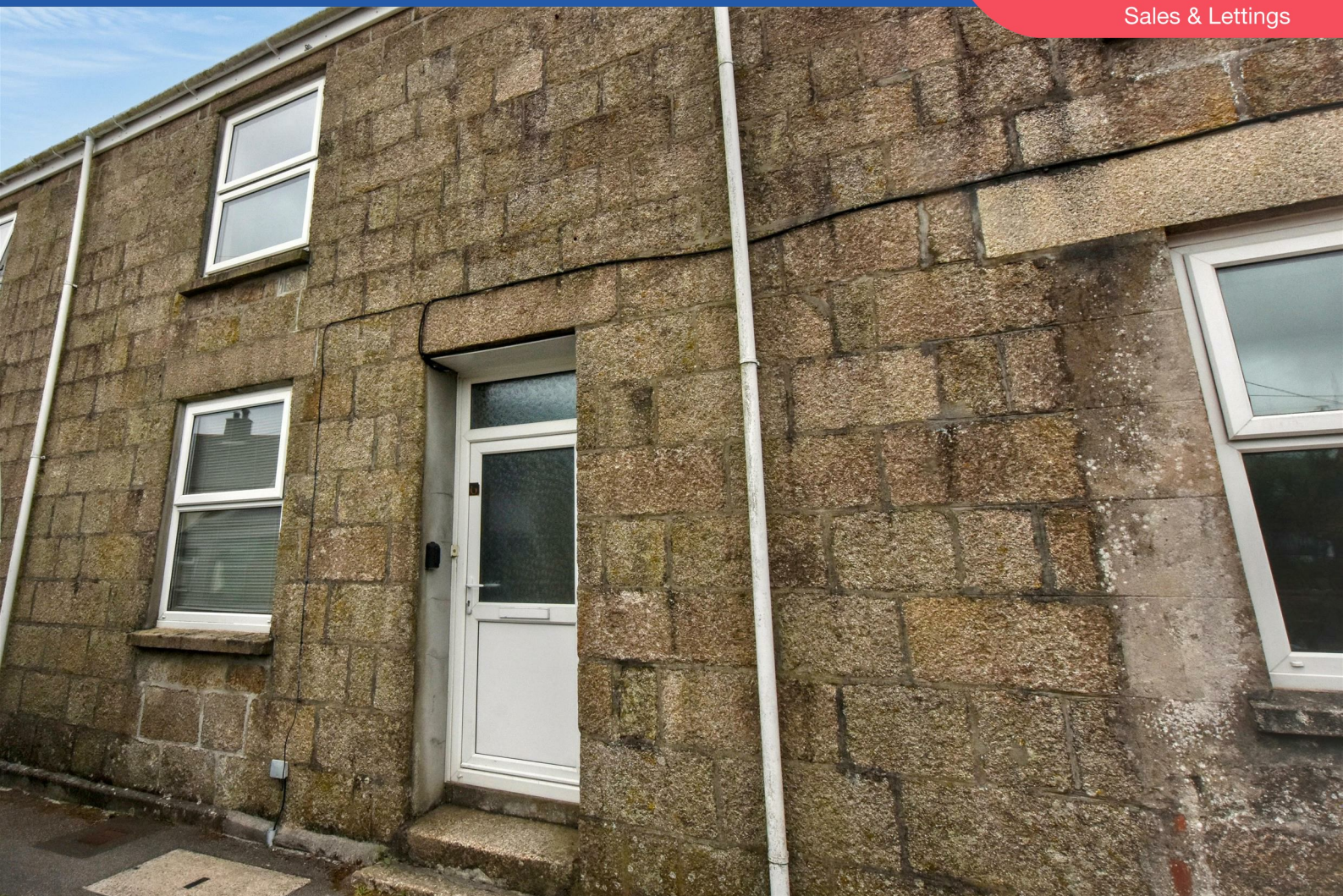
66 West End · Redruth · Cornwall · TR15 2SQ

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**BILL
BANNISTER**

Sales & Lettings



6 Telegraph Street

St. Day, Redruth, TR16 5LY

£154,950



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Situated close to the centre of the popular village of St Day, this terraced property is offered for sale with the benefit of no onward chain. The accommodation includes an entrance hallway, cloakroom, lounge with a multi-fuel stove as its focal point, and a kitchen/diner to the rear. To the first floor, there is a bedroom with wardrobe and an en-suite bathroom. The property is double glazed and benefits from electric panel heating and a pressurised hot water system. Outside, there is a sunny rear courtyard garden with a planted area of flowering shrubs, attracting birds, together with a gateway providing limited rear access. St Day is a well-served village within easy reach of Truro and the surrounding area, offering two public houses, general stores, a post office, butcher, pharmacy and bus services.

ENTRANCE HALLWAY

With a double glazed door.

CLOAKROOM

Wash hand basin and a low level wc.

LOUNGE

10'2" x 14'3" (3.11m x 4.36m)

Focusing on a multi fuel stove and surround. Understairs cupboard and a panel radiator.

KITCHEN/DINER

15'0" x 7'9" (4.58m x 2.38m)

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath plus tiled splash backs. Space for white goods and an electric cooker is included in the sale. Further storage is available in eye level cupboards with a cooker hood. Panel heater and a door to the rear.

FIRST FLOOR

BEDROOM

9'11" x 10'5" (3.04m x 3.20m)

Fitted wardrobe and an electric panel heater.

BATHROOM

9'1" x 5'7" (2.79m x 1.72m)

Pine panelled bath with a tiled surround and a mains shower. Pedestal wash hand basin and a low level wc. Airing cupboard housing a hot water cylinder and adjoining shelving. Electric ladder radiator and a shaver point.

OUTSIDE

The property has an enclosed rear courtyard garden with a gateway leading to a pathway. The vendor advises that the right of way is intended for limited occasional use, such as access for maintenance, building materials or scaffolding, rather than day-to-day use.

DIRECTIONS

Passing Redruth railway station on the right continue up into Higher Fore Street and at the junction bear right into St Day Road. At the triangle take the left hand fork and proceed up to the roundabout at Sandy Lane. Continue straight over following the signs to St Day, proceed down into Vogue and up the hill into the village. Turn left opposite the Post Office into Telegraph Street and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric panel heaters.

Tel: 01209 210333

Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Variable outdoor, Three - Good outdoor & variable indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



Road Map



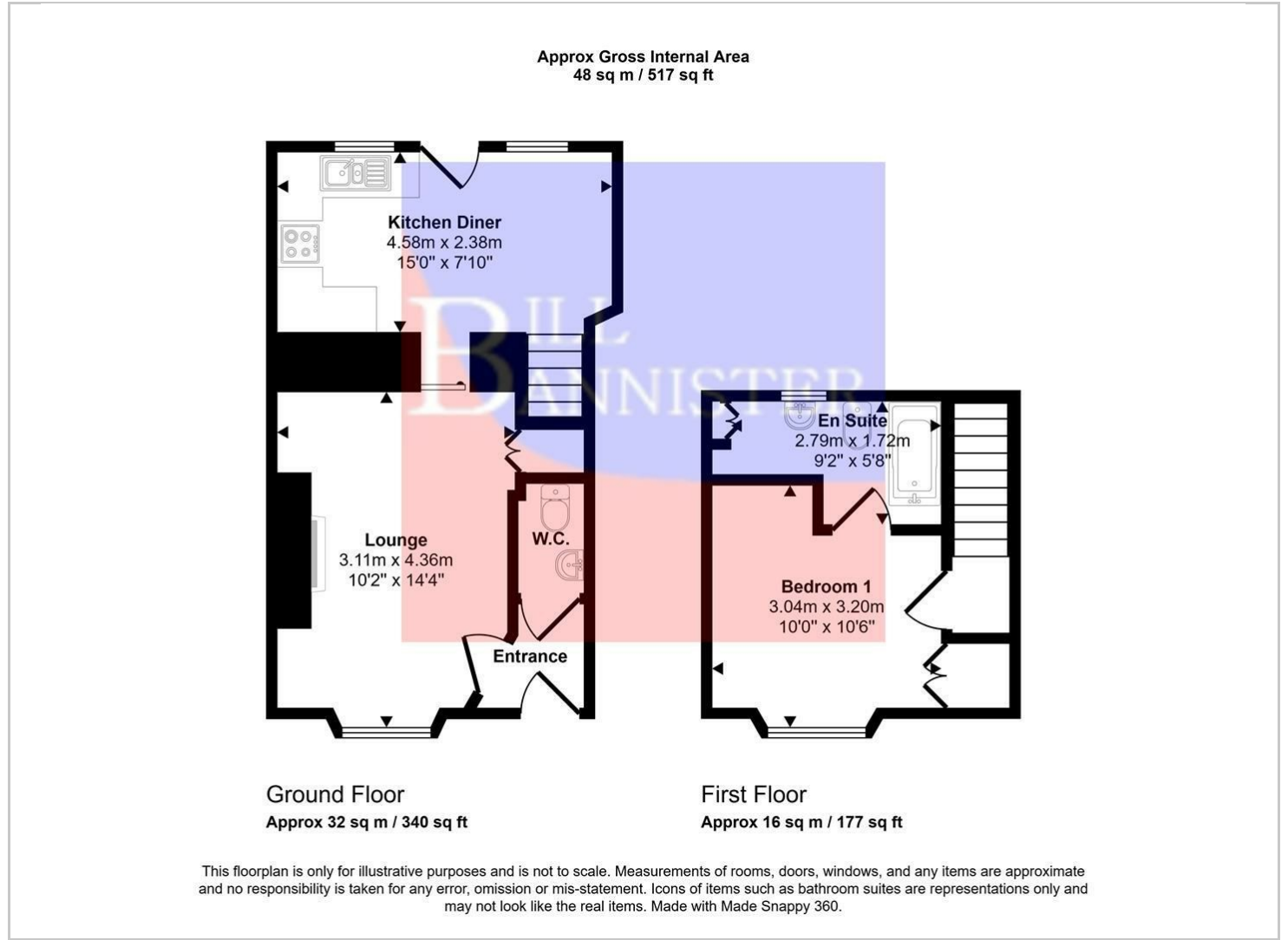
Hybrid Map



Terrain Map



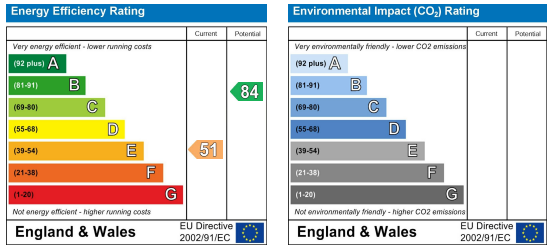
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.