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BILL BANNISTER

Sales & Lettings



Archways Maisonette, 1 Penryn Street

Redruth, TR15 2SP

£129,950



Situated in a very convenient location, this deceptively spacious maisonette offers well presented light and airy accommodation. There are two bedrooms, a kitchen, a family bathroom and a dining area with steps up to a lounge. The property has a mix of triple and double glazed windows complemented by electric heating. There is a rear courtyard area and the bonus of a storage/workshop area.



Ideally situated for Redruth town centre and all of its amenities, we are very pleased to bring to market this deceptively spacious two bedroomed maisonette. On entry, stairs take you up to the internal front door, adjacent to which is a storage/workshop area. The front door opens into a sitting/dining room which has the added benefit of triple glazing and a night storage heater and from there, gives open archway access to the kitchen which is compact but highly efficient given there is enough space to accommodate most of the equipment you would require. Triple glazing is also present in the kitchen. Stairs lead up again to an open archway access to the lounge which has a fireplace that can accommodate an electric fire if so required in accompaniment to an already present night storage heater. The first floor is accessed via a door from the sitting room area and this leads to a switchback staircase to a straight landing area which has three built-in storage cupboards. This part of the property is particularly bright due to UPVC double glazed windows in each bedroom that combine height, light and practicality. Both double bedrooms are of a very good size. One offers a built-in wardrobe whilst the other offers a storage cupboard that could be re-purposed. The bedrooms are complemented by a good sized bathroom with a corner bath and electric shower over. Externally, access is via a rear courtyard garden with steps up to the entrance door. In terms of location, Redruth town centre, with all its amenities including chain and independent stores, a cinema, coffee shops and public houses, would be on your doorstep. Furthermore, there is a mainline railway station which is just a few minutes walk and offers links to London amongst others. There are also bus services to Truro and Falmouth amongst many other destinations. Further afield, Portreath Beach on the north coast, with its access to the South West Coastal Path is less than a fifteen minute drive as is Tehidy Country Park, the largest area of woodland in West Cornwall. Furthermore, many other local beaches and attractions are also accessible.

Upvc front door with a clear double glazed panel opens to:

STAIRWELL

With an open storage area. Stairs lead to:

LANDING

With a storage room/workshop having a wood framed obscure glazed window and a wood framed obscure glazed sash window. Lighting. Internal upvc front door with a decorative obscure glazed panel opens to:

DINING ROOM

12'4" x 11'7" (3.78m x 3.54m)

Two triple glazed upvc windows overlooking the front aspect. Dimplex Quantum night storage heater and a fire alarm. Casement glazed door opens to stairs leading to the first floor. Open access to kitchen and steps with an open archway to:

LOUNGE

12'7" x 10'2" (3.84m x 3.12m)

Fireplace surround and a site for an electric fire. Three wood framed sash style double glazed windows overlooking the front aspect. Dimplex Quantum night storage heater.

KITCHEN

9'1" x 7'6" (2.78m x 2.31m)

Range of eye level and base level storage cupboards and drawers. Space and plumbing for a dishwasher. Single stainless steel sink and drainer with a tiled splash back. Roll edge work surfaces with tiled splash backs. Space and plumbing for a washing machine plus space for a condenser tumble dryer. Upvc triple glazed window overlooking the front aspect. Space for a free standing electric cooker. Fire alarm.

Stairs with a fire alarm control board and a cupboard with louvre doors housing the hot water cylinder.

FIRST FLOOR

LANDING

Fire alarm and a fire bell. Wall mounted Devola panel heater. Three built-in storage cupboards, one including access to the loft by removing a panel at the rear to the access hatch. Inset open storage area currently housing a free standing freezer.

BATHROOM

5'7" x 10'5" (1.72m x 3.20m)

Partially tiled with a low level wc and wash hand basin with a tiled splash back. Corner bath with a shower/mixer tap and a Mira Sport electric shower over with a tiled splash back. Manrose electric fan and a wall mounted Creda electric heater. Upvc obscure double glazed window to the rear aspect.

BEDROOM 1

12'4" x 10'1" (3.78m x 3.09m)

With angled full length upvc double glazed windows to the rear aspect. Wall mounted electric heater. High level wall mounted Xpelair pull cord extractor. Built-in single wardrobe with hanging space.

BEDROOM 2

9'8" x 9'11" (2.97m x 3.04m)

With angled full length upvc double glazed windows to the rear aspect. Wall mounted electric heater and an open storage area. Door opens to:

STORAGE ROOM

With a light and a wood framed frosted glazed window to the front aspect. Open access to the loft space.

OUTSIDE

To the rear a upvc door opens to a rear courtyard garden.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and enter the archway next door to Booter Barbers on the left hand side.

AGENTS NOTE

TENURE: Leasehold. 999 years with 972 years remaining. Ground Rent £20 per annum. Maintenance Charge - we understand from the vendor that the owner is responsible for the roof and windows and is responsible for one third of any other repairs.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

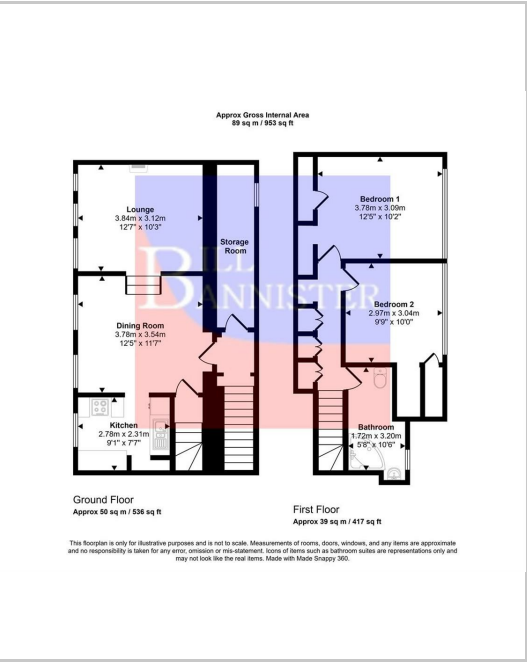
Mobile signal -

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

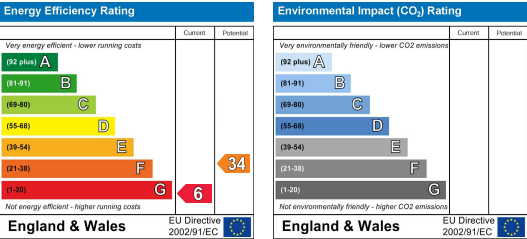
Area Map



Floor Plans



Energy Efficiency Graph



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